

Rental Valuator Draft Trial Version 2 [Compatibility Mode] - Microsoft Excel

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General Number

Conditional Formatting Styles

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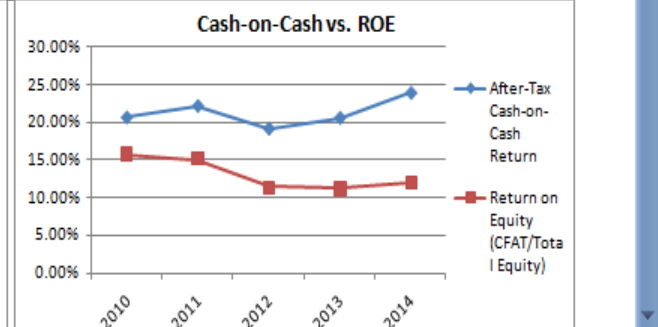
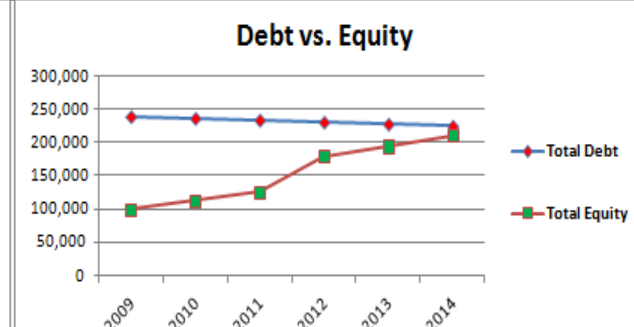
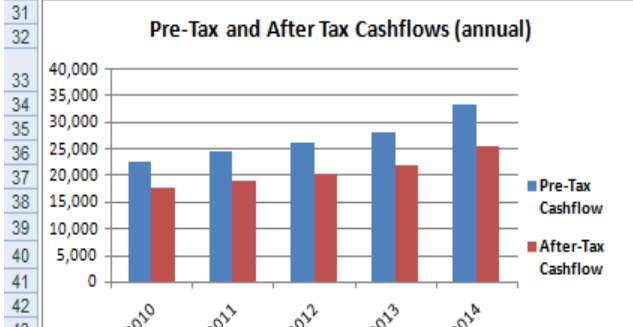
### Cap Rate Analysis, Pro-Forma Projections and Discount Cashflow Analysis

#### ASSUMPTIONS PANEL

Purchase Price and Rent/Expense Growth Assumptions:		Holding period, Resale and IRR Assumptions:		Tax Assumptions:	
Purchase Price	\$ 300,000.00	Holding Period (in Years)	5	Designation for Handling Passive Losses:	Active Participant
1st Year Monthly Cashflow (Pre-Tax)	\$1,845.94	Type of Resale/Terminal Value Calculation?	Assume Annual	Gross Annual Income	\$100,000
1st Year Annual Cash on Cash Return (Pre-Tax)	25.70%	Annual Appreciation Rate	3%	Depreciate Property Over:	27.5 Years
Same Rent Growth Rate for Each Unit Type?	Yes	Discount Rate for PV Analysis	10%	Assume Land to be	20% % of Total Value
Annual Growth Rate for all Apartments	3%	For MIRR Calculation:		Tax Bracket % (Fed + State)	30%
Same Growth Rate for Each Op Expense?	Yes	Interest Rate Paid for Equity	10%	Capital Gains %	20%
Annual Growth Rate for all Apartments	2%	Reinvestment Rate Received	5%		
		Purchase Date(mm/dd/yyyy)	2/1/2009		

#### RESULTS PANEL

First Year Ratios	Projected Performance	Present Value and Net Present Value	Proceeds of Sale in Year 5
Cap Rate	12.58%	Sale Price	436,589
Gross Rent Multiplier (GRM)	5.80	Holding Term	5 Years
\$/SqFoot	72.73	After-Tax IRR	28.36%
Effective Mtge Rate	5.20%	After-Tax MIRR	6.45%
Payback period	3.89	Cumulative Cash/Cash (ROI)	280.74%
Debt Coverage Ratio (DCR)	2.22		
Break-Even Ratio	52.42%		
\$/Unit	80,000		
		PV of Property given Discount Rate	\$440,444.23
		PV of Cash Investment given Discour	\$160,750.37
		Net Present Value of Property	\$140,444.23
		Net Present Value of Investment	\$74,550.37
		Sales Price	436,589.19
		1st Mortgage Payoff	195,414.15
		2nd Mortgage Payoff	30,000.00
		Cost of Sale (6%)	26,195.35
		Capital Gains	27,745.43
		After-Tax Cash	157,234.25



Rent Expense Financing Inputs Analysis Interface APOD 1-Year DCF and Cashflow Summary Property Summary Cashflow Report Rent Report Operating Expense

Ready 80%

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