

Investment Property Report

Property Name Annex
Property Address Annex
Dallas TX
Prepared for Biju



Prepared by Rebekah Owen
Benchmark Properties
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Parcel #	Rentable SqFt 21,878
Year Built	Vacancy Rate 10.00%
Zone Type	Reserve Rate 0.00%
Lot SqFt 0	Appreciation Rate 3.00%
Bldg SqFt 0	Income Tax Rate 28.00%
Property Tax \$27,499	Property Insurance \$4,500

Construction

Roof
Water
Sewer
Electric
HVAC

Pool

Parking
Security
Landscaping
Gym/Clubhouse
Other

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Property Name Annex	Purchase Price \$999,999
Property Address Annex	Number of Units 39
Dallas TX	Price / Sq Ft \$0
Projection Name Projection1	Rent / Sq Ft \$0.86
	Cost / Unit \$25,641

Return on Investment *

CAP Rate	6.67
Cash on Cash Return	2.26%
Return on Equity	20.95%
Equity Dividend Rate	-0.22%
Internal Rate of Return	3.74
Gross Rent Multiple	4.41
Debt Service Ratio	0.99

* First Year Projections

Annual Operating Financials *

Total Potential Rent	\$226,800
Vacancy Credit Loss	\$22,680
Effective Rent Income	\$204,120
Other Income	\$2,400
Adjusted Gross Income	\$206,520
Expenses	\$139,835
Net Operating Income	\$66,685
Mortgage Interest	\$59,750
Depreciation Allowance	\$25,455
Taxable Income	-\$17,726
Debt Service	\$67,125
Reserves	\$0
Cash Flow Before Tax	-\$440
Tax Liability	-\$4,963
Cash Flow After Tax	\$4,523

Cash Flow Projection **

Year	Annual	Cumulative	Reserve
1	-\$440	-\$440	\$0
2	-\$3,237	-\$3,677	\$0
3	-\$6,090	-\$9,767	\$0
4	-\$9,000	-\$18,767	\$0
5	-\$11,968	-\$30,735	\$0
6	-\$14,995	-\$45,730	\$0
7	-\$18,083	-\$63,813	\$0
8	-\$21,233	-\$85,046	\$0
9	-\$24,446	-\$109,492	\$0
10	-\$27,723	-\$137,215	\$0

** Cash flow estimate based on:
Annual Rent increase 0.00%
Annual Expense increase 2.00%

Acquisition Summary

Down Payment	\$200,000
Closing Costs & Points	\$8,000
Total Acquisition Cost	\$208,000

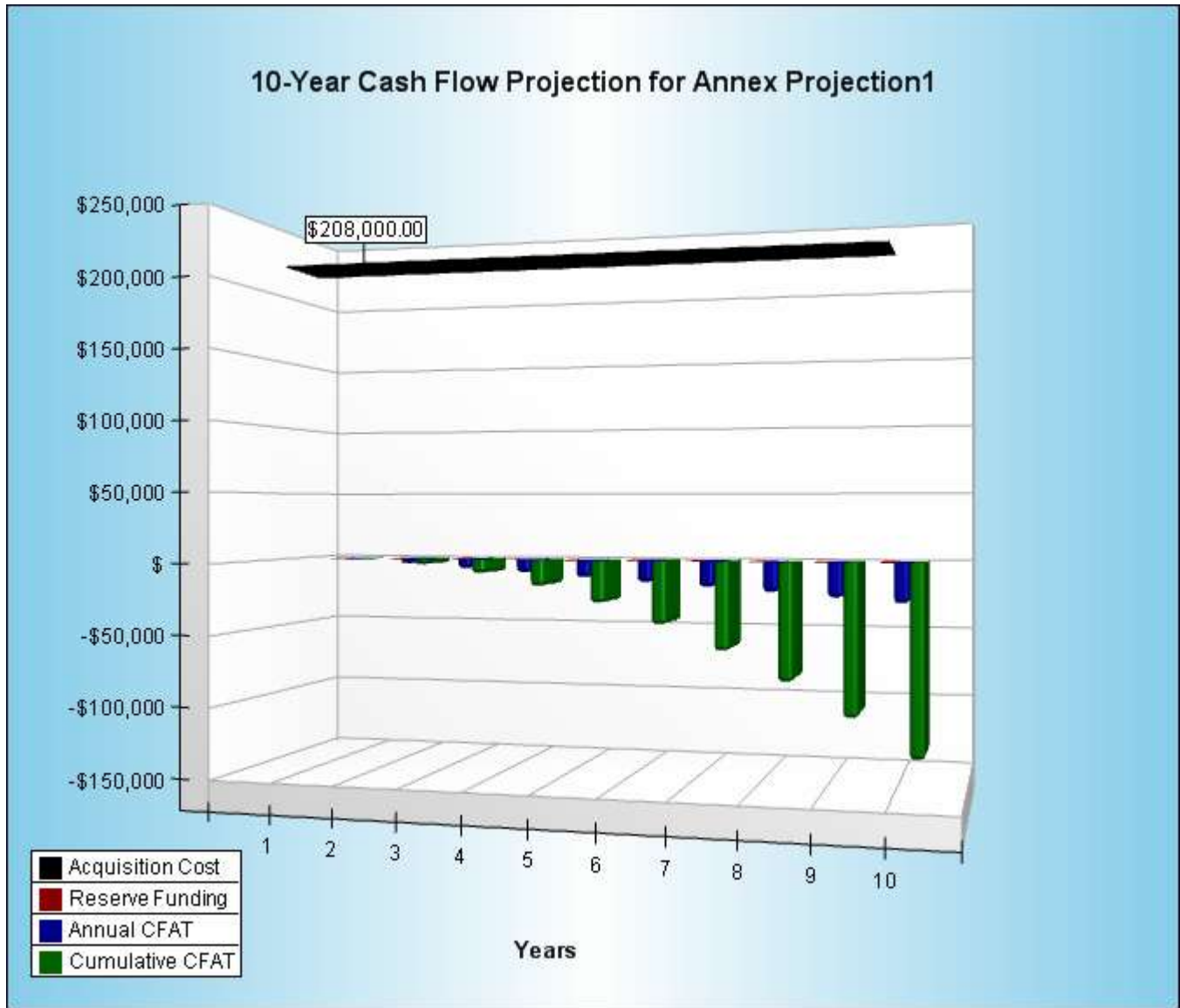
Loan Terms

Total Amount Borrowed	\$799,999
Loan to Value (LTV)	80.00%
Loan 1 Interest Rate	7.500%
Loan 1 Term (months)	360
Total Monthly Payment	\$5,594

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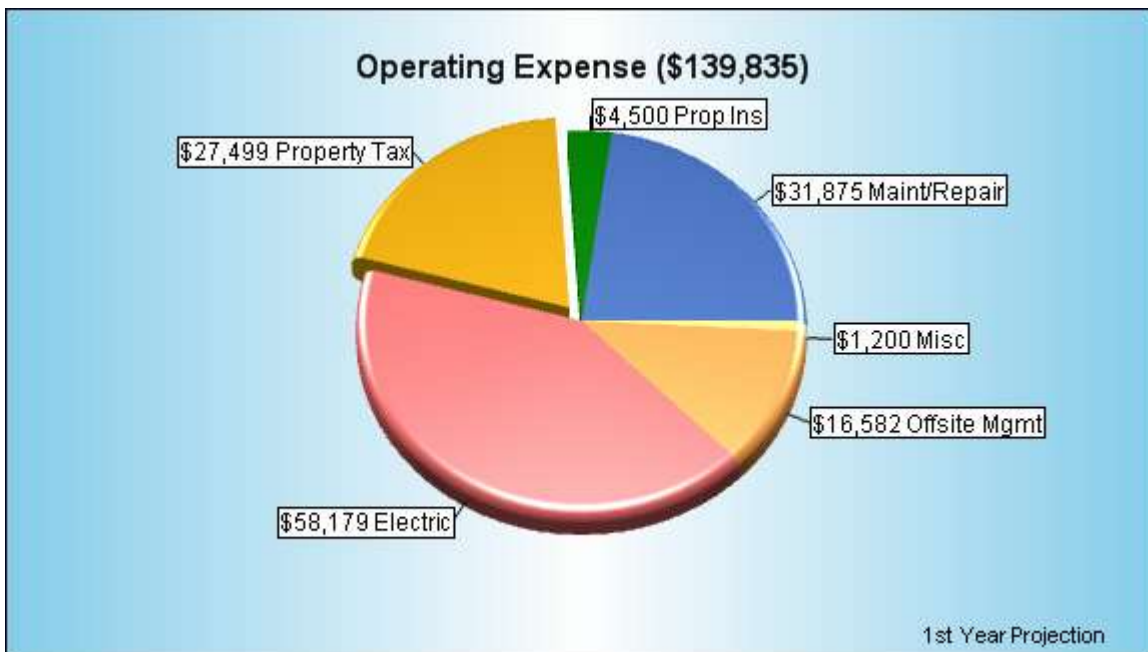
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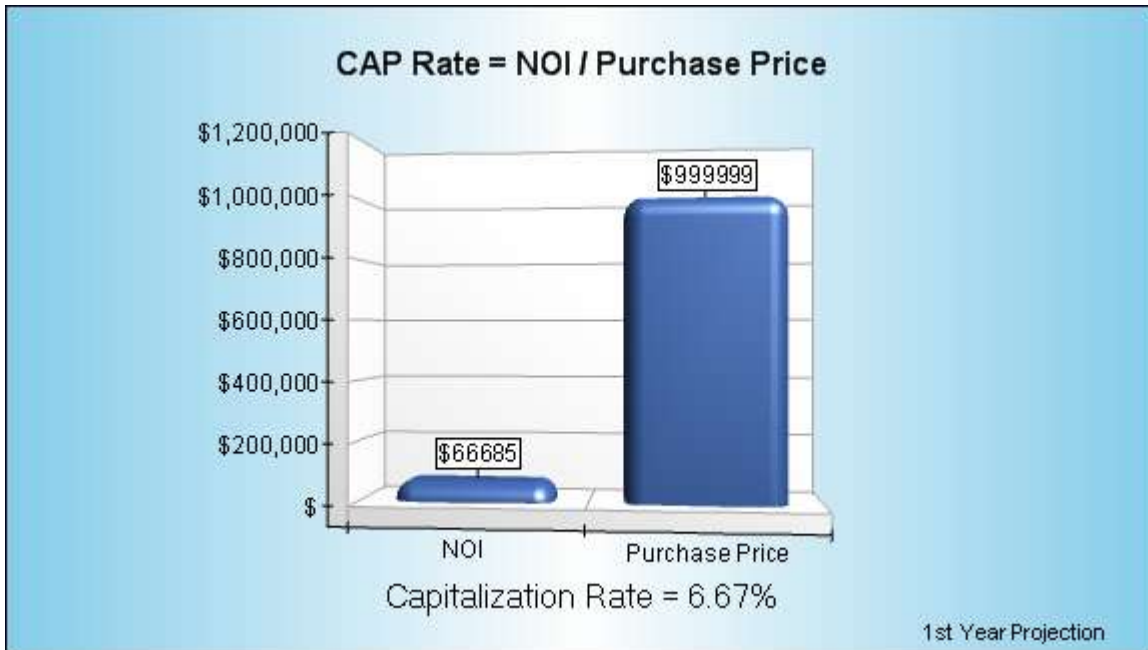
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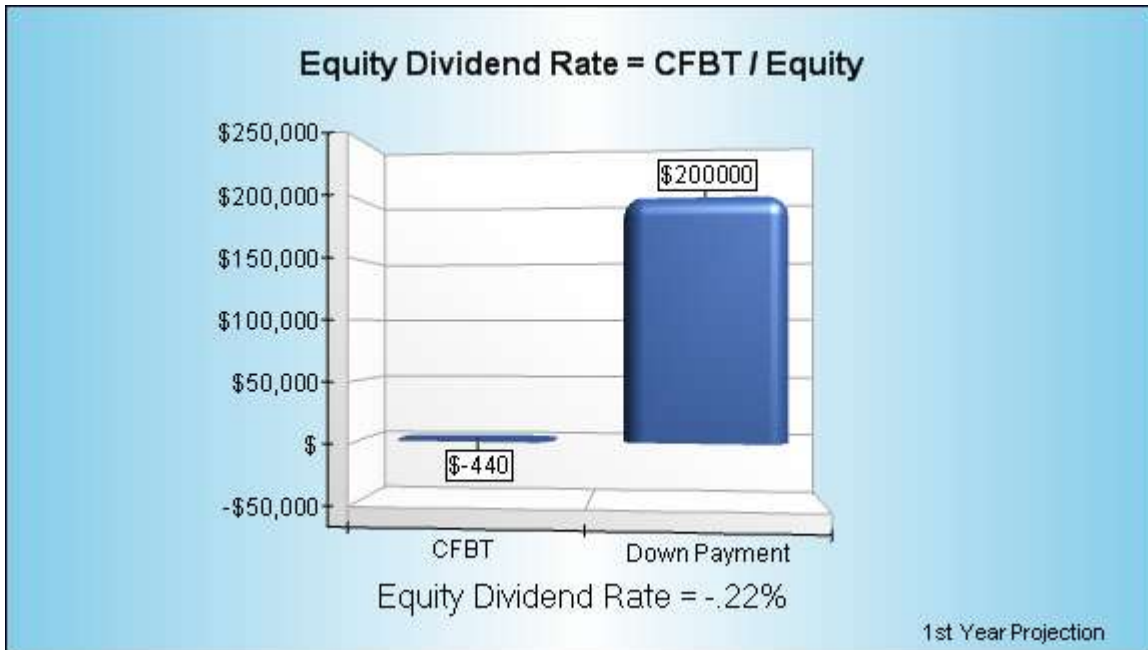
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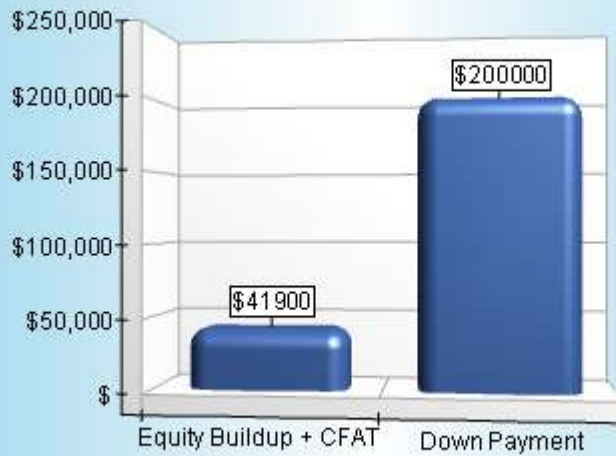


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Return on Equity = (CFAT + Equity Buildup) / Original Equity



Return on Equity = 20.95%

1st Year Projection

Debt Service Ratio = NOI / Debt Service



Debt Service Ratio = .99

1st Year Projection