

# Investment Property Report

---

<b>Property Name</b>	Jacry Apartments	<b>Purchase Price</b>	\$1,650,000
<b>Property Address</b>	3823 Bonnie View Rd	<b>Number of Units</b>	61
	Dallas TX 75228	<b>Price / Sq Ft</b>	\$0
		<b>Rent / Sq Ft</b>	\$0.71
<b>Prepared for</b>	<b>Peter Wallace</b>	<b>Cost / Unit</b>	\$27,049

---

<b>Parcel #</b>		<b>Rentable SqFt</b>	49,890
<b>Year Built</b>		<b>Vacancy Rate</b>	7.00%
<b>Zone Type</b>		<b>Reserve Rate</b>	5.00%
<b>Lot SqFt</b>	0	<b>Appreciation Rate</b>	3.00%
<b>Bldg SqFt</b>	0	<b>Income Tax Rate</b>	32.00%
<b>Property Tax</b>	\$42,562	<b>Property Insurance</b>	\$13,657

---

## Construction

<b>Roof</b>	Comp Shingle
<b>Water</b>	City
<b>Sewer</b>	City
<b>Electric</b>	Individual
<b>HVAC</b>	Individual

## Pool

<b>Parking</b>	Asphalt
<b>Security</b>	
<b>Landscaping</b>	
<b>Gym/Clubhouse</b>	
<b>Other</b>	

# Investment Property Report

Prepared for Peter Wallace

<b>Property Name</b> Jacry Apartments	<b>Purchase Price</b> \$1,650,000
<b>Property Address</b> 3823 Bonnie View Rd	<b>Number of Units</b> 61
Dallas TX 75228	<b>Price / Sq Ft</b> \$0
	<b>Rent / Sq Ft</b> \$0.71
<b>Projection Name</b> Projection1	<b>Cost / Unit</b> \$27,049

## Return on Investment \*

<b>CAP Rate</b>	<b>10.84</b>
<b>Cash on Cash Return</b>	<b>11.62%</b>
<b>Return on Equity</b>	<b>26.13%</b>
<b>Equity Dividend Rate</b>	<b>14.65%</b>
<b>Internal Rate of Return</b>	<b>15.30</b>
<b>Gross Rent Multiple</b>	<b>3.89</b>
<b>Debt Service Ratio</b>	<b>1.64</b>

\* First Year Projections

## Annual Operating Financials \*

<b>Total Potential Rent</b>	\$424,380
<b>Vacancy Credit Loss</b>	\$29,707
<b>Effective Rent Income</b>	\$394,673
<b>Other Income</b>	\$0
<b>Adjusted Gross Income</b>	\$394,673
<b>Expenses</b>	\$215,819
<b>Net Operating Income</b>	<b>\$178,854</b>
<b>Mortgage Interest</b>	\$98,626
<b>Depreciation Allowance</b>	\$42,000
<b>Taxable Income</b>	\$39,066
<b>Debt Service</b>	\$108,964
<b>Reserves</b>	\$8,943
<b>Cash Flow Before Tax</b>	<b>\$60,447</b>
<b>Tax Liability</b>	\$12,501
<b>Cash Flow After Tax</b>	<b>\$47,946</b>

## Cash Flow Projection \*\*

Year	Annual	Cumulative	Reserve
1	\$47,946	\$47,946	\$8,943
2	\$48,231	\$96,177	\$17,886
3	\$47,934	\$144,111	\$26,829
4	\$47,612	\$191,723	\$35,772
5	\$47,263	\$238,986	\$44,715
6	\$46,886	\$285,872	\$53,658
7	\$46,476	\$332,348	\$62,601
8	\$46,034	\$378,382	\$71,544
9	\$45,554	\$423,936	\$80,487
10	\$44,474	\$468,410	\$89,430

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

## Acquisition Summary

<b>Down Payment</b>	\$412,500
<b>Closing Costs &amp; Points</b>	\$16,460
<b>Total Acquisition Cost</b>	\$428,960

## Loan Terms

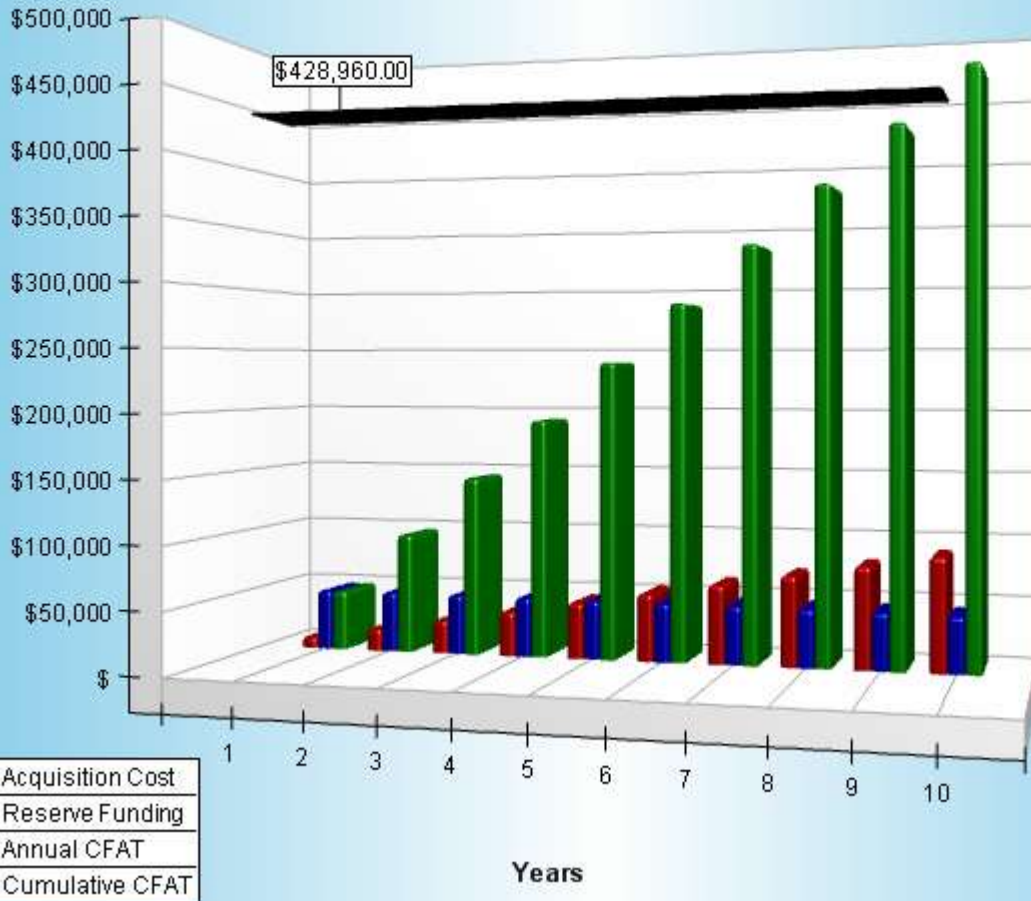
<b>Total Amount Borrowed</b>	\$1,237,500
<b>Loan to Value (LTV)</b>	75.00%
<b>Loan 1 Interest Rate</b>	8.000%
<b>Loan 1 Term (months)</b>	360
<b>Total Monthly Payment</b>	\$9,080

# Investment Property Report

Prepared for Peter Wallace

<b>Property Name</b>	Jacry Apartments	<b>Purchase Price</b>	\$1,650,000
<b>Property Address</b>	3823 Bonnie View Rd	<b>Number of Units</b>	61
	Dallas TX 75228	<b>Price / Sq Ft</b>	\$0
		<b>Rent / Sq Ft</b>	\$0.71
<b>Projection Name</b>	Projection1	<b>Cost / Unit</b>	\$27,049

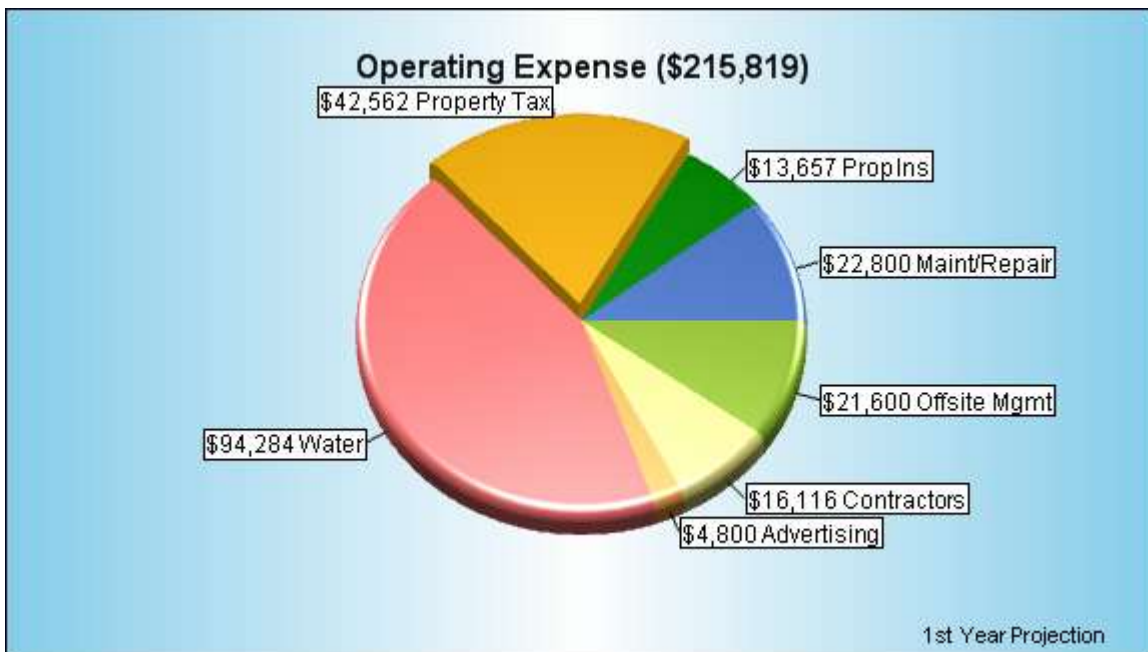
10-Year Cash Flow Projection for Jacry Apartments Projection1



# Investment Property Report

Prepared for Peter Wallace

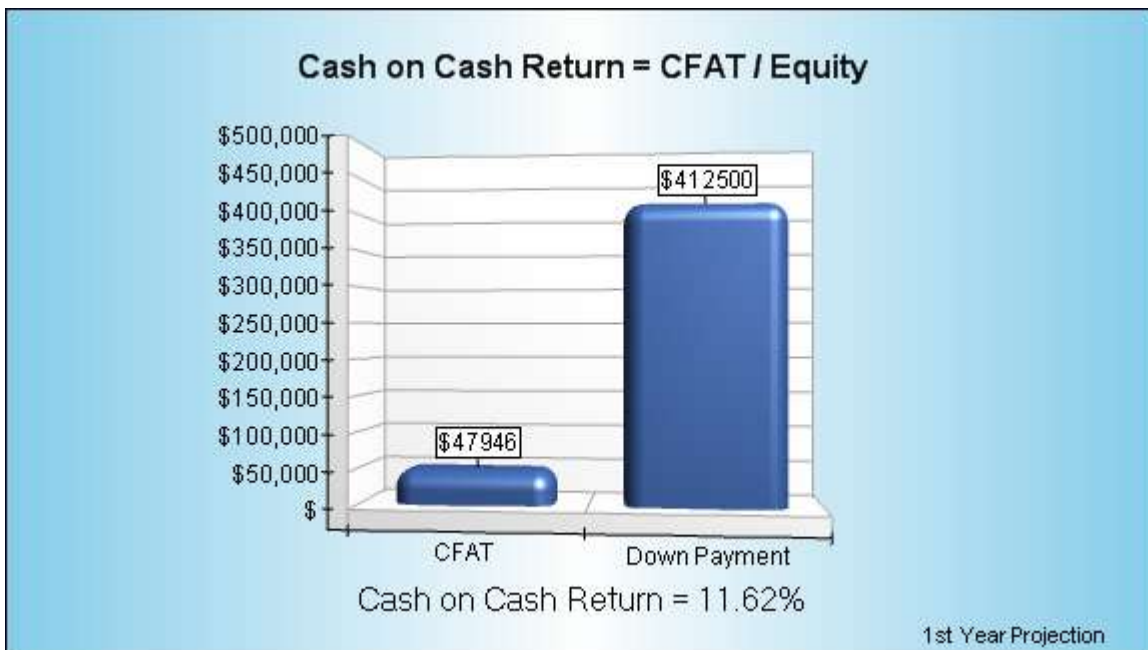
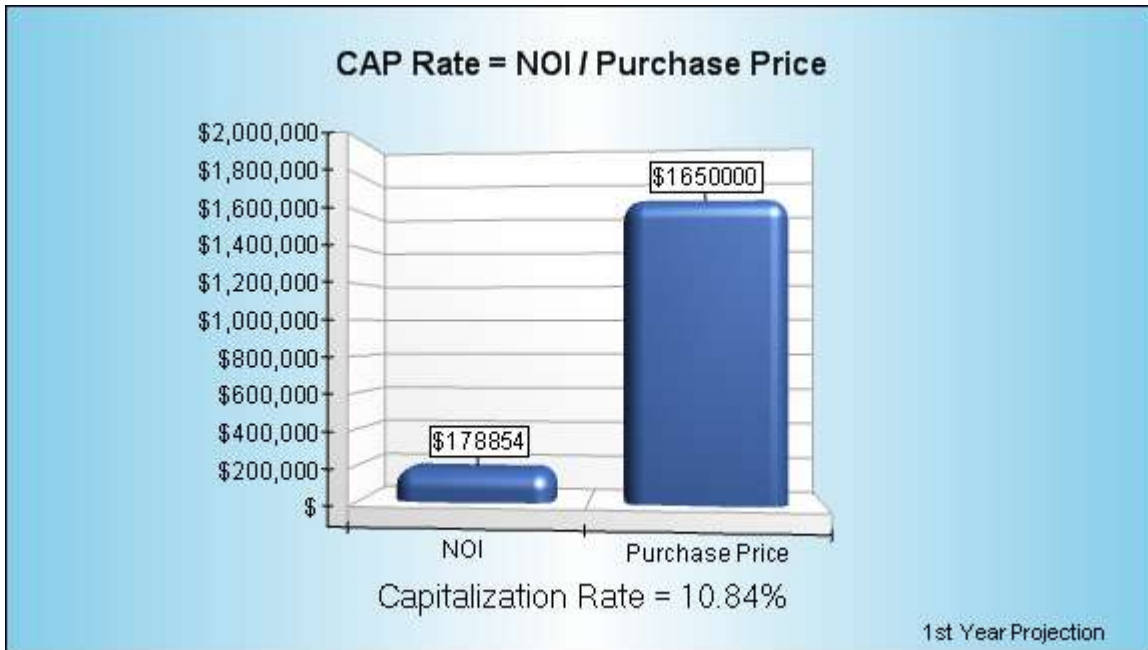
<b>Property Name</b>	Jacry Apartments	<b>Purchase Price</b>	\$1,650,000
<b>Property Address</b>	3823 Bonnie View Rd	<b>Number of Units</b>	61
	Dallas TX 75228	<b>Price / Sq Ft</b>	\$0
		<b>Rent / Sq Ft</b>	\$0.71
<b>Projection Name</b>	Projection1	<b>Cost / Unit</b>	\$27,049



# Investment Property Report

Prepared for Peter Wallace

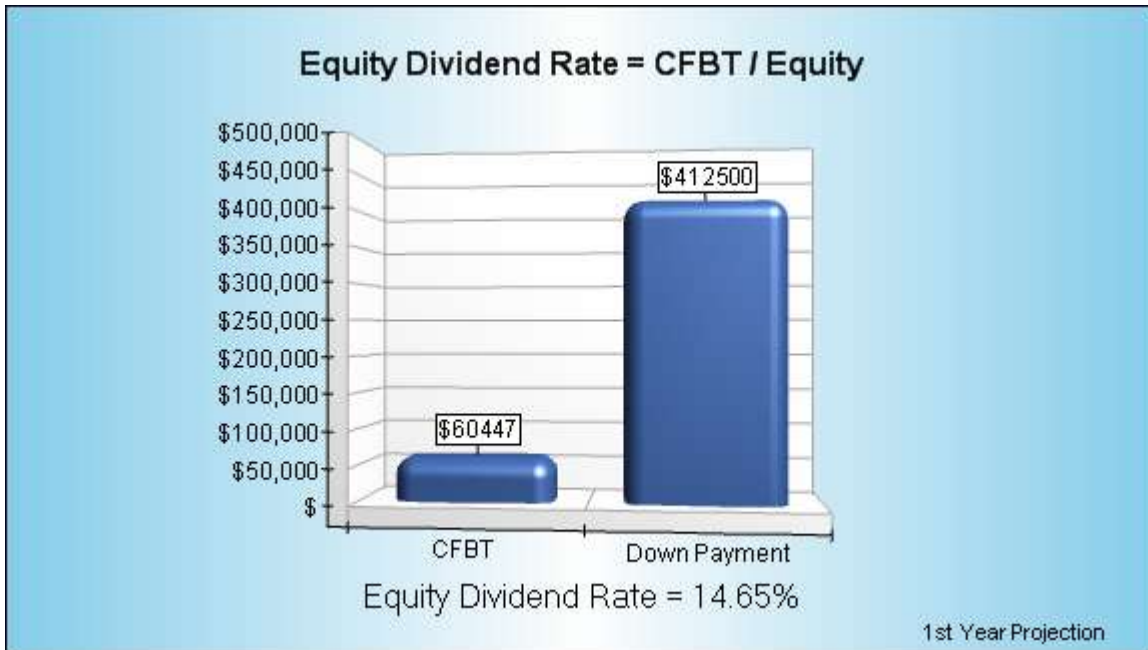
<b>Property Name</b>	Jacry Apartments	<b>Purchase Price</b>	\$1,650,000
<b>Property Address</b>	3823 Bonnie View Rd	<b>Number of Units</b>	61
	Dallas TX 75228	<b>Price / Sq Ft</b>	\$0
		<b>Rent / Sq Ft</b>	\$0.71
<b>Projection Name</b>	Projection1	<b>Cost / Unit</b>	\$27,049



# Investment Property Report

Prepared for Peter Wallace

<b>Property Name</b>	Jacry Apartments	<b>Purchase Price</b>	\$1,650,000
<b>Property Address</b>	3823 Bonnie View Rd	<b>Number of Units</b>	61
	Dallas TX 75228	<b>Price / Sq Ft</b>	\$0
		<b>Rent / Sq Ft</b>	\$0.71
<b>Projection Name</b>	Projection1	<b>Cost / Unit</b>	\$27,049

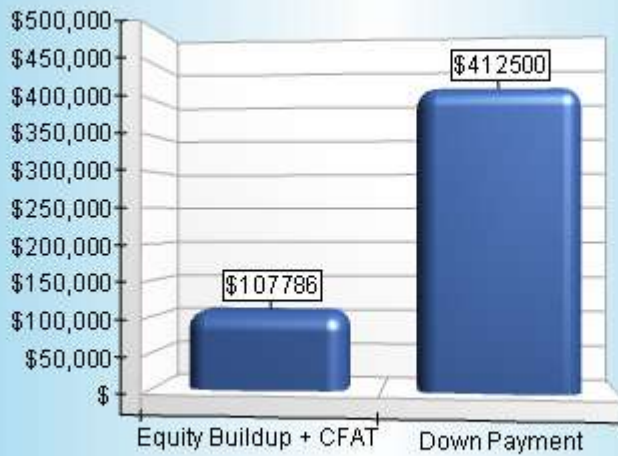


# Investment Property Report

Prepared for Peter Wallace

<b>Property Name</b>	Jacry Apartments	<b>Purchase Price</b>	\$1,650,000
<b>Property Address</b>	3823 Bonnie View Rd	<b>Number of Units</b>	61
	Dallas TX 75228	<b>Price / Sq Ft</b>	\$0
		<b>Rent / Sq Ft</b>	\$0.71
<b>Projection Name</b>	Projection1	<b>Cost / Unit</b>	\$27,049

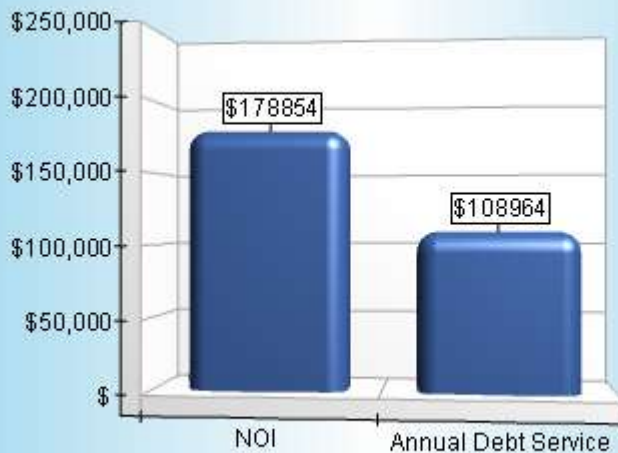
**Return on Equity = (CFAT + Equity Buildup) / Original Equity**



Return on Equity = 26.13%

1st Year Projection

**Debt Service Ratio = NOI / Debt Service**



Debt Service Ratio = 1.64

1st Year Projection