

Property Name South Carolina

Location USA

Purchase Price \$183,305.00	Market Value \$183,305.00
Closing Costs \$2,500.00	Cash In \$39,205.00
Total Cost \$185,805.00	Loan Amount \$146,600.00
Building Value \$137,478.75	Loan Cost \$0.00
Contents \$0.00	Annual Rent \$14,076.00
Expenses \$3,706.00	Management \$1,407.60

Investment analysis	YEAR 1	YEAR 3	YEAR 5	YEAR 7	YEAR 10
Renovations	0.00	0.00	0.00	0.00	0.00
Capital growth	5.00%	5.00%	5.00%	5.00%	5.00%
Property value	192,470.25	212,198.45	233,948.79	257,928.54	298,584.53
Loan amount	144,799.73	140,859.25	136,417.69	131,411.34	122,683.27
Equity	47,670.52	71,339.20	97,531.10	126,517.20	175,901.26
Inflation rate	3.00%	3.00%	3.00%	3.00%	3.00%
Gross rent	14,076.00	14,933.23	15,842.66	16,807.48	18,365.99
Principal repayment	1,800.27	2,029.19	2,287.22	2,578.06	3,085.11
Interest rate	6.00%	6.00%	6.00%	6.00%	6.00%
Loan interest	8,747.03	8,518.11	8,260.08	7,969.23	7,462.18
Additional repayment	0.00	0.00	0.00	0.00	0.00
Total loan payment	10,547.29	10,547.29	10,547.29	10,547.29	10,547.29
Special expenses	0.00	0.00	0.00	0.00	0.00
Total property expenses	5,113.60	5,425.02	5,755.40	6,105.91	6,672.09
Pre-tax cash flow	-1,584.89	-1,039.08	-460.03	154.28	1,146.61
Pre-tax cash on cash	-4.04%	-2.65%	-1.17%	0.39%	2.92%
Depreciation-Building	3,849.40	3,849.40	3,849.40	3,849.40	3,849.40
Depreciation-Contents	0.00	0.00	0.00	0.00	0.00
Total deductions	17,710.03	17,792.53	17,864.88	17,924.54	17,983.67
Tax credit	1,308.25	1,029.35	728.00	402.14	-137.64
After-tax cash flow	-276.64	-9.73	267.97	556.42	1,008.97
After-tax cash on cash	-0.71%	-0.02%	0.68%	1.42%	2.57%
Your income per month	-23.05	-0.81	22.33	46.37	84.08
Internal Rate of Return	20.74%	21.67%	19.87%	18.30%	16.49%

Notes: The loan costs are included in the deductions for the first year.

Depreciation rates : Building = 3%