

PROJECTED FINANCIAL ANALYSIS SUMMARY

Property Johnson Property
 Property Address: 5441 Johnson Ferry
 Atlanta, GA



Presented By:

Name	
Company	
Address	
Phone	
Email	

Property Information:

Type: Office Building
 Asking Price: \$ 350,000
 Fair Market Value: \$ 350,000
 Number of Units: 4
 Sq. Footage 7,500
 Appreciation Rate 2.50%

Financial Information

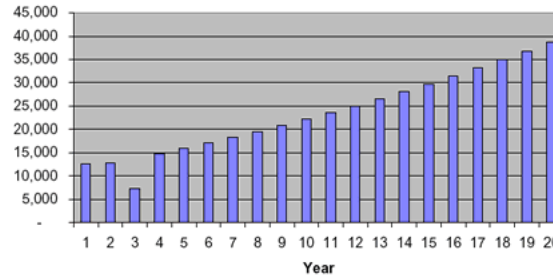
	% of Cost	% of FMV
Projected Down Payment/ Investment:	\$ 75,000 21.43%	21.43%
	78.57%	78.57%

	Amount	Rate	Term (Years)	Payment
Loan #1	275,000	5.25%	30.00	\$ 1,518.56
Loan #2	-	0.00%	0.00	\$ -
Loan #3	-	0.00%	0.00	\$ -

Rental Income & Expenses:

Monthly Rents: \$ 6,250
 Annual Rents: \$ 75,000
 Other Annual Income \$ 1,800
 Annual Vacancy \$ (3,840)
 Annual Expenses \$ (37,450)
 Annual Mortgage Payment \$ (18,223)

Property 20-year Projected Cash Flow



Assumptions:

Rental Growth Rate 3.50%
 Expense Growth Rate 2.00%
 Property Growth Rate 2.50%
 Marginal Tax Rate 40.00%
 Capital Gain Tax Rate 20.00%

Financial Ratios:

	Year 1	Year 5	Year 10		Year 1	Year 5	Year 10
Debt Coverage Ratio (DCR)	2.13	2.36	2.98	Gross Rent Yearly Multiplier (GRM)	4.78	4.60	4.38
FMV of Property per Sq Ft	44.96	50.51	57.15	Value of Property Using Your GRM	\$ -	\$ -	\$ -
Cash on Cash Return b/f Taxes	25.07%	33.14%	48.23%	Loan to Value Ratio (LVR)	75.67%	64.10%	50.42%
Cash on Cash Return a/f Taxes	16.82%	21.26%	29.56%	Net Present Value Leveraged (NPV)	\$ (2,666)	\$ 40,570	\$ 82,149
Capitalization Rate	9.90%	10.69%	11.93%	Net Present Value Unleveraged (NPV)	\$ (20,489)	\$ (29,870)	\$ (27,860)
Value of Property - Your Cap Rate	\$ 394,556	\$ 478,610	\$ 604,376	Cumulative Leveraged IRR	6.09%	22.44%	22.91%
Gross Rent Monthly Multiplier (GRM)	57.40	55.21	52.60	Cumulative Unleveraged IRR	3.56%	7.79%	8.79%

Disclaimer: All Information Presented is Believed to be Accurate.

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