

List Price	
\$	99,960.00
GRM	
8.33	
Recommended Monthly Gross Income	
\$	1,000.00
Recommended Yearly Gross Income	
\$	12,000.00

Copyright 2005, Tony Massey, Professional Real Estate Agent | Integrity Transitions Real Estate, LLC. Denver, CO | 1-800-504-8669 - Toll-Free
Verify all calculations before they are used in decisions involving money. By using and printing from this program, You assume any and all risk including financial losses resulting from the use of this program / spreadsheet. View Denver, Colorado investments online at <http://www.tonymassey.com/investments.htm>

DETAILED INVESTMENT REPORT

123 Elm Street

Property Information

Property Purchase / List Price	\$ 100,000.00	write notes in these fields
Closing Costs and Prepays	\$ 5,000.00	
Total Final Investment	\$ 105,000.00	
Annual Loan Payments	\$ 9,000.00	
Down Payment	\$ 10,000.00	

Income

Gross Scheduled Income	\$ 11,000.00	write notes in these fields
Other Misc. Income	\$ 1,000.00	
Total Income	\$ 12,000.00	
Less Vacancy	10.00%	
Gross Operating Income	\$ 10,800.00	

Expenses

Accounting and Legal Fees	\$ 150.00	write notes in these fields
Advertising, Licenses and Permits	\$ 200.00	
Property Insurance	\$ 1,000.00	
Offsite Property Management	\$ 1,100.00	
Payroll - Onsite Manager	\$ -	
Payroll - Benefits	\$ -	
Payroll - Workers Compensation	\$ -	
Payroll - Social Security	\$ -	
Payroll - Medicare	\$ -	
Payroll - Misc	\$ -	
Leasing Commissions	\$ 200.00	
Real Estate Taxes	\$ 1,000.00	
Repairs and Maintenance	\$ 750.00	
Services - Janitorial / Cleaning	\$ 200.00	
Services - Lawn / Landscaping	\$ 150.00	
Services - Pool	\$ -	
Services - Trash Removal	\$ 200.00	
Supplies	\$ 100.00	
Utilities - Owner Paid Electric	\$ 1,200.00	
Utilities - Owner Paid Gas / Oil	\$ 500.00	
Utilities - Owner Pd. Water / Sewer	\$ 500.00	
Utilities - Owner Paid Telephone	\$ 500.00	
Utilities - Owner Paid Other 1	\$ 100.00	
Misc.	\$ -	
Misc.	\$ -	
Misc.	\$ -	

Expenses (continued)			
Misc.	\$	-	write notes in these fields
Misc.	\$	-	
Misc.	\$	-	
Misc.	\$	-	
Misc.	\$	-	
Misc.	\$	-	

Expense Calculations			
Gross Operating Income (+)	\$	10,800.00	write notes in these fields
Total Operating Expenses	\$	7,850.00	
Net Operating Income (NOI)	\$	2,950.00	
Annual Debt Service	\$	9,000.00	
Before Tax Cash Flow (BTCS)	\$	(6,050.00)	
Expenses % of Gross Opr. Income		65.417%	
Total Expenses + Vacancy		75.417%	
Total remaining before debt service		24.583%	
Debt Service Percentage		75.000%	
Total Remaining after debt service		-50.417%	
Before Tax Cash Flow Percentage		-56.019%	

Investment Metrics			
Debt Service Coverage Ratio (DSCR)		0.327777778	write notes in these fields
Gross Rent Multiplier (GRM)		9.09	
Capitalization Rate (CAP RATE)		2.950%	
Cash-On-Cash Return		-60.50%	

Tax Implications			
Your Tax Bracket		33.00%	write notes in these fields
Taxes	\$	(1,996.50)	
After Tax Cash Flow	\$	(4,053.50)	

Copyright 2005, Tony Massey, Professional Real Estate Agent | Integrity Transitions Real Estate, LLC. Denver, CO | 1-800-504-8669 - Toll-Free
 Verify all calculations before they are used in decisions involving money. By using and printing from this program, You assume any and all risk including financial losses resulting from the use of this program / spreadsheet. View Denver, Colorado investments online at <http://www.tonymassey.com/investments.htm>

FIX AND FLIP INVESTMENT REPORT

Property Address	123 Elm Street	
Your Total Down Payment	\$ 9,000.00	use this space for notes.
Estimated Sales Price	\$ 170,000.00	use this space for notes.
Total Income	\$ 170,000.00	

1. Acquisition Costs

Purchase Price	\$ 134,000.00	use this space for notes.
Closing Costs and Prepaids	\$ 3,000.00	
Total Acquisition Costs	\$ 137,000.00	

2. Carrying Costs

Total of all loan payments	\$ 5,000.00	use this space for notes.
Total of all electric utility payments	\$ 600.00	
Total of all water / sewer utility payments	\$ 300.00	
Total of all natural gas / oil utility payments	\$ 200.00	
Total of all trash removal payments	\$ 100.00	
Misc.	\$ -	
Misc.	\$ -	
Total Carrying Costs	\$ 6,200.00	

3. Minor Repair Items

Paint	\$ 1,000.00	use this space for notes.
Carpet	\$ 3,000.00	
Drywall	\$ 500.00	
Doors	\$ 300.00	
Windows	\$ 500.00	
Light fixtures, electric switches, outlets	\$ 100.00	
Water heater repair or replacement	\$ -	
Bathroom 1 _____	\$ 250.00	
Bathroom 2 _____	\$ 250.00	
Bathroom 3 _____	\$ -	
Bedroom 1	\$ 250.00	
Bedroom 2	\$ 2.00	
Bedroom 3	\$ 250.00	
Bedroom 4	\$ -	
Appliances	\$ 1,200.00	
Kitchen Floor	\$ 400.00	
Yard and grounds minor repairs	\$ 300.00	
Smoke / carbon monoxide detectors	\$ 10.00	
Garage door opener	\$ -	
Property inspector	\$ -	
Misc.	\$ -	
Misc.	\$ -	
Misc.	\$ -	
Misc.	\$ -	
Misc.	\$ -	
Misc.	\$ -	
Misc.	\$ -	
Misc.	\$ -	
Misc.	\$ -	
Total Minor Repair Items	\$ 8,312.00	

4. Major Repair Items

Kitchen Cabinets	\$ -	use this space for notes.
Roof repair, replacement, certification	\$ 7,000.00	
Furnace repair, replacement, certification	\$ 200.00	
Structural and foundation problems	\$ -	
Pests, Termites, Cockroaches, etc.	\$ -	
Mold Remediation	\$ -	
Radon Remediation	\$ -	
Electrical System updating / repairs	\$ 150.00	
Plumbing system updating / repairs	\$ 200.00	
Yard and grounds grading and major repairs	\$ -	
Driveway breakup / repour	\$ -	
Gut kitchen and redo	\$ 7,000.00	
Gut bathroom(s) and redo	\$ -	
Misc.		
Misc.		
Misc.		
Misc.		
Misc.		
Misc.		
Misc.		
Total Major Repair Items	\$ 14,550.00	

5. Disposal Costs / Costs of Sale

Real Estate Commissions		use this space for notes.
Property Taxes		
Title Insurance Policy		
Other Closing Costs relating to sale		
Misc.		
Misc.		
Misc.		
Total Disposal Costs / Costs of Sale	\$ -	

Analysis

Projected Income	\$ 170,000.00	use this space for notes.
Sum of All Expenses	\$ 166,062.00	
Profit or (LOSS) on this deal	\$ 3,938.00	
Before Tax return on your down payment	43.76%	use this space for notes.
Capital Gains Tax (Dollar Amount)	\$ -	
After Tax Profit or (LOSS) on this deal	\$ 3,938.00	
After Tax return on your down payment	43.76%	

Copyright 2005, Tony Massey, Professional Real Estate Agent | Integrity Transitions Real Estate, LLC.

Denver, Colorado | 1-800-504-8669 - Toll-Free

Verify all calculations before they are used in decisions involving money. By using and printing from this program, You assume any and all risk including financial losses resulting from the use of this program / spreadsheet. View Denver, Colorado investments online at <http://www.tonymassey.com/investments.htm>

DETAILED FIVE YEAR INVESTMENT REPORT

123 Elm Street

Property Information	TYPE	YEAR	#VALUE!	#VALUE!	#VALUE!	#VALUE!	Notes
Property Purchase / List Price	\$	100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	use this space for notes
Closing Costs and Prepays	\$	5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	
Total Final Investment	\$	105,000.00	\$ 105,000.00	\$ 105,000.00	\$ 105,000.00	\$ 105,000.00	
Annual Loan Payments	\$	9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	
Down Payment	\$	10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	

Income							
Gross Scheduled Income	\$	11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	use this space for notes
Other Misc. Income	\$	1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	
Total Income	\$	12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	
Less Vacancy		10.00%	10.00%	10.00%	10.00%	10.00%	
Gross Operating Income	\$	10,800.00	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00	

Expenses							
Accounting and Legal Fees	\$	150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	use this space for notes
Advertising, Licenses and Permits	\$	200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	
Property Insurance	\$	1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	
Offsite Property Management	\$	1,100.00	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	
Payroll - Onsite Manager	\$	-	\$ -	\$ -	\$ -	\$ -	
Payroll - Benefits	\$	-	\$ -	\$ -	\$ -	\$ -	
Payroll - Workers Compensation	\$	-	\$ -	\$ -	\$ -	\$ -	
Payroll - Social Security	\$	-	\$ -	\$ -	\$ -	\$ -	
Payroll - Medicare	\$	-	\$ -	\$ -	\$ -	\$ -	
Payroll - Misc	\$	-	\$ -	\$ -	\$ -	\$ -	
Leasing Commissions	\$	200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	
Real Estate Taxes	\$	1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	
Repairs and Maintenance	\$	750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	
Services - Janitorial / Cleaning	\$	200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	
Services - Lawn / Landscaping	\$	150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	
Services - Pool	\$	-	\$ -	\$ -	\$ -	\$ -	
Services - Trash Removal	\$	200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	
Supplies	\$	100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	
Utilities - Owner Paid Electric	\$	1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	
Utilities - Owner Paid Gas / Oil	\$	500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	
Utilities - Owner Pd. Water / Sewer	\$	500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	
Utilities - Owner Paid Telephone	\$	500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	
Utilities - Owner Paid Other 1	\$	100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	
Misc.	\$	-	\$ -	\$ -	\$ -	\$ -	
Misc.	\$	-	\$ -	\$ -	\$ -	\$ -	
Misc.	\$	-	\$ -	\$ -	\$ -	\$ -	

Expenses (continued)						
Misc.	\$ -	\$ -	\$ -	\$ -	\$ -	use this space for notes
Misc.	\$ -	\$ -	\$ -	\$ -	\$ -	
Misc.	\$ -	\$ -	\$ -	\$ -	\$ -	
Misc.	\$ -	\$ -	\$ -	\$ -	\$ -	
Misc.	\$ -	\$ -	\$ -	\$ -	\$ -	
Misc.	\$ -	\$ -	\$ -	\$ -	\$ -	

Expense Calculations						
Gross Operating Income (+)	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00	use this space for notes
Total Operating Expenses	\$ 7,850.00	\$ 7,850.00	\$ 7,850.00	\$ 7,850.00	\$ 7,850.00	
Net Operating Income (NOI)	\$ 2,950.00	\$ 2,950.00	\$ 2,950.00	\$ 2,950.00	\$ 2,950.00	
Annual Debt Service	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	
Before Tax Cash Flow (BTCS)	\$ (6,050.00)	\$ (6,050.00)	\$ (6,050.00)	\$ (6,050.00)	\$ (6,050.00)	
Expenses % of Gross Opr. Income	65.417%	65.417%	65.417%	65.417%	65.417%	
Total Expenses + Vacancy	75.417%	75.417%	75.417%	75.417%	75.417%	
Total remaining before debt service	24.583%	24.583%	24.583%	24.583%	24.583%	
Debt Service Percentage	75.000%	75.000%	75.000%	75.000%	75.000%	
Total Remaining after debt service	-50.417%	-50.417%	-50.417%	-50.417%	-50.417%	
Before Tax Cash Flow Percentage	-56.019%	-56.019%	-56.019%	-56.019%	-56.019%	
Aggregate Gain or (LOSS)	\$ (6,050.00)	\$ (12,100.00)	\$ (18,150.00)	\$ (24,200.00)	\$ (30,250.00)	

Investment Metrics						
Debt Service Coverage Ratio (DSCR)	0.327777778	0.327777778	0.327777778	0.327777778	0.327777778	use this space for notes
Gross Rent Multiplier (GRM)	9.09	9.09	9.09	9.09	9.09	
GRM (with closing costs)	9.55	9.55	9.55	9.55	9.55	
Five Year Average				>>>>	9.09	
Five Year Average (with closing costs)				>>>>	9.55	
Capitalization Rate (CAP RATE)	2.950%	2.950%	2.950%	2.950%	2.950%	
CAP RATE (with closing costs)	2.810%	2.810%	2.810%	2.810%	2.810%	
Five Year Average				>>>>	2.950%	
Five Year Average (with closing costs)				>>>>	2.810%	
Cash-On-Cash Return	-60.50%	-60.50%	-60.50%	-60.50%	-60.50%	
Five Year Average				>>>>	-60.50%	

Tax Implications						
Your Tax Bracket	33.00%	33.00%	33.00%	33.00%	33.00%	use this space for notes
Taxes	\$ (1,996.50)	\$ (1,996.50)	\$ (1,996.50)	\$ (1,996.50)	\$ (1,996.50)	
After Tax Cash Flow	\$ (4,053.50)	\$ (4,053.50)	\$ (4,053.50)	\$ (4,053.50)	\$ (4,053.50)	
Final Aggregate Gain or (LOSS)	\$ (4,053.50)	\$ (8,107.00)	\$ (12,160.50)	\$ (16,214.00)	\$ (20,267.50)	

Copyright 2005, Tony Massey, Professional Real Estate Agent | Integrity Transitions Real Estate, LLC. Denver, CO | 1-800-504-8669 - Toll-Free

Verify all calculations before they are used in decisions involving money. By using and printing from this program, You assume any and all risk including financial losses resulting from the use of this program / spreadsheet. View Denver, Colorado investments online at <http://www.tonymassey.com/investments.htm>

FIX AND FLIP INVESTMENT REPORT

Property Address	<i>123 Elm Street</i>			
Your Total Down Payment	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00

Estimated Sales Price	\$ 170,000.00	\$ 170,000.00	\$ 170,000.00	\$ 170,000.00
Total Income	\$ 170,000.00	\$ 170,000.00	\$ 170,000.00	\$ 170,000.00

1. Acquisition Costs

Purchase Price	\$ 134,000.00	\$ 134,000.00	\$ 134,000.00	\$ 134,000.00
Closing Costs and Prepays	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
Total Acquisition Costs	\$ 137,000.00	\$ 137,000.00	\$ 137,000.00	\$ 137,000.00

2. Carrying Costs

Total of all loan payments	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Total of all electric utility payments	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00
Total of all water / sewer utility payments	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Total of all natural gas / oil utility payments	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00
Total of all trash removal payments	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
Misc.	\$ -	\$ -	\$ -	\$ -
Misc.	\$ -	\$ -	\$ -	\$ -
Total Carrying Costs	\$ 6,200.00	\$ 6,200.00	\$ 6,200.00	\$ 6,200.00

3. Minor Repair Items

Paint	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Carpet	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
Drywall	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
Doors	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Windows	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
Light fixtures, electric switches, outlets	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
Water heater repair or replacement	\$ -	\$ -	\$ -	\$ -
Bathroom 1 _____	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00
Bathroom 2 _____	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00
Bathroom 3 _____	\$ -	\$ -	\$ -	\$ -
Bedroom 1	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00
Bedroom 2	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00
Bedroom 3	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00
Bedroom 4				
Appliances	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00
Kitchen Floor	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00
Yard and grounds minor repairs	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Smoke / carbon monoxide detectors	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00
Garage door opener	\$ -	\$ -	\$ -	\$ -
Property inspector				
Misc.	\$ -	\$ -	\$ -	\$ -
Misc.	\$ -	\$ -	\$ -	\$ -
Misc.	\$ -	\$ -	\$ -	\$ -
Misc.	\$ -	\$ -	\$ -	\$ -
Misc.	\$ -	\$ -	\$ -	\$ -
Misc.	\$ -	\$ -	\$ -	\$ -
Misc.	\$ -	\$ -	\$ -	\$ -
Misc.	\$ -	\$ -	\$ -	\$ -
Misc.	\$ -	\$ -	\$ -	\$ -
Total Minor Repair Items	\$ 8,312.00	\$ 8,312.00	\$ 8,312.00	\$ 8,312.00

4. Major Repair Items

Kitchen Cabinets	\$ -	\$ -	\$ -	\$ -
Roof repair, replacement, certification	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00
Furnace repair, replacement, certification	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00
Structural and foundation problems	\$ -	\$ -	\$ -	\$ -
Pests, Termites, Cockroaches, etc.	\$ -	\$ -	\$ -	\$ -
Mold Remediation	\$ -	\$ -	\$ -	\$ -
Radon Remediation	\$ -	\$ -	\$ -	\$ -
Electrical System updating / repairs	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00
Plumbing system updating / repairs	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00
Yard and grounds grading / major repairs	\$ -	\$ -	\$ -	\$ -
Driveway breakup / repour	\$ -	\$ -	\$ -	\$ -
Gut kitchen and redo	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00
Gut bathroom(s) and redo	\$ -	\$ -	\$ -	\$ -
Misc.				
Misc.				
Misc.				
Misc.				
Misc.				
Misc.				
Misc.				
Misc.				
Total Major Repair Items	\$ 14,550.00	\$ 14,550.00	\$ 14,550.00	\$ 14,550.00

5. Disposal Costs / Costs of Sale

Real Estate Commissions				
Property Taxes				
Title Insurance Policy				
Other Closing Costs relating to sale				
Misc.				
Misc.				
Misc.				
Total Disposal Costs / Costs of Sale	\$ -	\$ -	\$ -	\$ -

Analysis

Projected Income	\$ 170,000.00	\$ 170,000.00	\$ 170,000.00	\$ 170,000.00
Sum of All Expenses	\$ 166,062.00	\$ 166,062.00	\$ 166,062.00	\$ 166,062.00
Profit or (LOSS) on this deal	\$ 3,938.00	\$ 3,938.00	\$ 3,938.00	\$ 3,938.00
Before Tax return on your down payment	43.76%	43.76%	43.76%	43.76%
Capital Gains Tax (Dollar Amount)	\$ -	\$ -	\$ -	\$ -
After Tax Profit or (LOSS) on this deal	\$ 3,938.00	\$ 3,938.00	\$ 3,938.00	\$ 3,938.00
After Tax return on your down payment	43.76%	43.76%	43.76%	43.76%

Copyright 2005, Tony Massey, Professional Real Estate Agent | Integrity Transitions Real Estate, LLC.

Denver, Colorado | 1-800-504-8669 - Toll-Free

Verify all calculations before they are used in decisions involving money. By using and printing from this program, You assume any and all risk including financial losses resulting from the use of this program / spreadsheet. View Denver, Colorado investments online at <http://www.tonymassey.com/investments.htm>

Yearly Rental Collections	GRM	Suggested Purchase Price
\$ 12,000.00	8.33	\$ 99,960.00

Copyright 2005, Tony Massey, Professional Real Estate Agent | Integrity Transitions Real Estate, LLC. Denver, CO | 1-800-504-8669 - Toll-Free
Verify all calculations before they are used in decisions involving money. By using and printing from this program, You assume any and all risk including financial losses resulting from the use of this program / spreadsheet. View Denver, Colorado investments online at <http://www.tonymassey.com/investments.htm>

Monthly Rental Collections	GRM	Suggested Purchase Price
\$ 1,000.00	8.33	\$ 99,960.00

Copyright 2005, Tony Massey, Professional Real Estate Agent | Integrity Transitions Real Estate, LLC. Denver, CO | 1-800-504-8669 - Toll-Free
Verify all calculations before they are used in decisions involving money. By using and printing from this program, You assume any and all risk including financial losses resulting from the use of this program / spreadsheet. View Denver, Colorado investments online at <http://www.tonymassey.com/investments.htm>

List / Purchase Price	Annual Scheduled Inc.	Annual Expenses
\$ 650,205.00	\$ 103,000.00	\$ 31,000.00
Vacancy Rate	GRM	CAP RATE
10.00%	6.3127	9.4893%

Copyright 2005, Tony Massey, Professional Real Estate Agent | Integrity Transitions Real Estate, LLC. Denver, CO | 1-800-504-8669 - Toll-Free

Verify all calculations before they are used in decisions involving money. By using and printing from this program, You assume any and all risk including financial losses resulting from the use of this program / spreadsheet. View Denver, Colorado investments online at <http://www.tonymassey.com/investments.htm>

Purchase Price	Down Payment	Financed Prepays / Closing Costs
\$ 99,600.00	\$ -	\$ -
Interest Rate	Term (30 years = 360 months)	Loan Amount
7.0000%	360	\$ 99,600.00
Monthly Insurance	Monthly Taxes	Total Taxes & Insurance
\$ 100.00	\$ 100.00	\$ 200.00
Yearly Taxes & Insurance	Monthly P&I Payment	Yearly P&I Payment
\$ 2,400.00	\$ 662.64	\$ 7,951.70
Total of all P&I Payments	Monthly PITI Payment	Yearly PITI Payment
\$ 238,550.86	\$ 862.64	\$ 10,351.70

Copyright 2005, Tony Massey, Professional Real Estate Agent | Integrity Transitions Real Estate, LLC. Denver, CO | 1-800-504-8669 - Toll-Free
Verify all calculations before they are used in decisions involving money. By using and printing from this program, You assume any and all risk including financial losses resulting from the use of this program / spreadsheet. View Denver, Colorado investments online at <http://www.tonymassey.com/investments.htm>

	Principal	Interest Rate
	\$ 99,600.00	7.000%
	Term	P&I Payment
	360.00	\$ 662.64

Page 1 - Period	Principal	Interest	Payment	Balance
				\$ 99,600.00
1	\$ 81.64	\$ 581.00	\$ 662.64	\$ 99,518.36
2	\$ 82.12	\$ 580.52	\$ 662.64	\$ 99,436.24
3	\$ 82.60	\$ 580.04	\$ 662.64	\$ 99,353.64
4	\$ 83.08	\$ 579.56	\$ 662.64	\$ 99,270.56
5	\$ 83.56	\$ 579.08	\$ 662.64	\$ 99,187.00
6	\$ 84.05	\$ 578.59	\$ 662.64	\$ 99,102.95
7	\$ 84.54	\$ 578.10	\$ 662.64	\$ 99,018.41
8	\$ 85.03	\$ 577.61	\$ 662.64	\$ 98,933.38
9	\$ 85.53	\$ 577.11	\$ 662.64	\$ 98,847.85
10	\$ 86.03	\$ 576.61	\$ 662.64	\$ 98,761.82
11	\$ 86.53	\$ 576.11	\$ 662.64	\$ 98,675.29
12	\$ 87.03	\$ 575.61	\$ 662.64	\$ 98,588.26
13	\$ 87.54	\$ 575.10	\$ 662.64	\$ 98,500.72
14	\$ 88.05	\$ 574.59	\$ 662.64	\$ 98,412.67
15	\$ 88.57	\$ 574.07	\$ 662.64	\$ 98,324.10
16	\$ 89.08	\$ 573.56	\$ 662.64	\$ 98,235.02
17	\$ 89.60	\$ 573.04	\$ 662.64	\$ 98,145.42
18	\$ 90.13	\$ 572.51	\$ 662.64	\$ 98,055.29
19	\$ 90.65	\$ 571.99	\$ 662.64	\$ 97,964.64
20	\$ 91.18	\$ 571.46	\$ 662.64	\$ 97,873.46
21	\$ 91.71	\$ 570.93	\$ 662.64	\$ 97,781.75
22	\$ 92.25	\$ 570.39	\$ 662.64	\$ 97,689.50
23	\$ 92.78	\$ 569.86	\$ 662.64	\$ 97,596.72
24	\$ 93.33	\$ 569.31	\$ 662.64	\$ 97,503.39
25	\$ 93.87	\$ 568.77	\$ 662.64	\$ 97,409.52
26	\$ 94.42	\$ 568.22	\$ 662.64	\$ 97,315.10
27	\$ 94.97	\$ 567.67	\$ 662.64	\$ 97,220.13
28	\$ 95.52	\$ 567.12	\$ 662.64	\$ 97,124.61
29	\$ 96.08	\$ 566.56	\$ 662.64	\$ 97,028.53
30	\$ 96.64	\$ 566.00	\$ 662.64	\$ 96,931.89
31	\$ 97.20	\$ 565.44	\$ 662.64	\$ 96,834.69
32	\$ 97.77	\$ 564.87	\$ 662.64	\$ 96,736.92
33	\$ 98.34	\$ 564.30	\$ 662.64	\$ 96,638.58
34	\$ 98.91	\$ 563.73	\$ 662.64	\$ 96,539.67
35	\$ 99.49	\$ 563.15	\$ 662.64	\$ 96,440.18
36	\$ 100.07	\$ 562.57	\$ 662.64	\$ 96,340.11
37	\$ 100.66	\$ 561.98	\$ 662.64	\$ 96,239.45
38	\$ 101.24	\$ 561.40	\$ 662.64	\$ 96,138.21
39	\$ 101.83	\$ 560.81	\$ 662.64	\$ 96,036.38
40	\$ 102.43	\$ 560.21	\$ 662.64	\$ 95,933.95
41	\$ 103.03	\$ 559.61	\$ 662.64	\$ 95,830.92
42	\$ 103.63	\$ 559.01	\$ 662.64	\$ 95,727.29
43	\$ 104.23	\$ 558.41	\$ 662.64	\$ 95,623.06
44	\$ 104.84	\$ 557.80	\$ 662.64	\$ 95,518.22
45	\$ 105.45	\$ 557.19	\$ 662.64	\$ 95,412.77
46	\$ 106.07	\$ 556.57	\$ 662.64	\$ 95,306.70
47	\$ 106.68	\$ 555.96	\$ 662.64	\$ 95,200.02
48	\$ 107.31	\$ 555.33	\$ 662.64	\$ 95,092.71
49	\$ 107.93	\$ 554.71	\$ 662.64	\$ 94,984.78
50	\$ 108.56	\$ 554.08	\$ 662.64	\$ 94,876.22
51	\$ 109.20	\$ 553.44	\$ 662.64	\$ 94,767.02
52	\$ 109.83	\$ 552.81	\$ 662.64	\$ 94,657.19
53	\$ 110.47	\$ 552.17	\$ 662.64	\$ 94,546.72
54	\$ 111.12	\$ 551.52	\$ 662.64	\$ 94,435.60

Page 2 - Period	Principal	Interest	Payment	Balance
55	\$ 111.77	\$ 550.87	\$ 662.64	\$ 94,323.83
56	\$ 112.42	\$ 550.22	\$ 662.64	\$ 94,211.41
57	\$ 113.07	\$ 549.57	\$ 662.64	\$ 94,098.34
58	\$ 113.73	\$ 548.91	\$ 662.64	\$ 93,984.61
59	\$ 114.40	\$ 548.24	\$ 662.64	\$ 93,870.21
60	\$ 115.06	\$ 547.58	\$ 662.64	\$ 93,755.15
61	\$ 115.73	\$ 546.91	\$ 662.64	\$ 93,639.42
62	\$ 116.41	\$ 546.23	\$ 662.64	\$ 93,523.01
63	\$ 117.09	\$ 545.55	\$ 662.64	\$ 93,405.92
64	\$ 117.77	\$ 544.87	\$ 662.64	\$ 93,288.15
65	\$ 118.46	\$ 544.18	\$ 662.64	\$ 93,169.69
66	\$ 119.15	\$ 543.49	\$ 662.64	\$ 93,050.54
67	\$ 119.85	\$ 542.79	\$ 662.64	\$ 92,930.69
68	\$ 120.54	\$ 542.10	\$ 662.64	\$ 92,810.15
69	\$ 121.25	\$ 541.39	\$ 662.64	\$ 92,688.90
70	\$ 121.95	\$ 540.69	\$ 662.64	\$ 92,566.95
71	\$ 122.67	\$ 539.97	\$ 662.64	\$ 92,444.28
72	\$ 123.38	\$ 539.26	\$ 662.64	\$ 92,320.90
73	\$ 124.10	\$ 538.54	\$ 662.64	\$ 92,196.80
74	\$ 124.83	\$ 537.81	\$ 662.64	\$ 92,071.97
75	\$ 125.55	\$ 537.09	\$ 662.64	\$ 91,946.42
76	\$ 126.29	\$ 536.35	\$ 662.64	\$ 91,820.13
77	\$ 127.02	\$ 535.62	\$ 662.64	\$ 91,693.11
78	\$ 127.76	\$ 534.88	\$ 662.64	\$ 91,565.35
79	\$ 128.51	\$ 534.13	\$ 662.64	\$ 91,436.84
80	\$ 129.26	\$ 533.38	\$ 662.64	\$ 91,307.58
81	\$ 130.01	\$ 532.63	\$ 662.64	\$ 91,177.57
82	\$ 130.77	\$ 531.87	\$ 662.64	\$ 91,046.80
83	\$ 131.53	\$ 531.11	\$ 662.64	\$ 90,915.27
84	\$ 132.30	\$ 530.34	\$ 662.64	\$ 90,782.97
85	\$ 133.07	\$ 529.57	\$ 662.64	\$ 90,649.90
86	\$ 133.85	\$ 528.79	\$ 662.64	\$ 90,516.05
87	\$ 134.63	\$ 528.01	\$ 662.64	\$ 90,381.42
88	\$ 135.42	\$ 527.22	\$ 662.64	\$ 90,246.00
89	\$ 136.20	\$ 526.44	\$ 662.64	\$ 90,109.80
90	\$ 137.00	\$ 525.64	\$ 662.64	\$ 89,972.80
91	\$ 137.80	\$ 524.84	\$ 662.64	\$ 89,835.00
92	\$ 138.60	\$ 524.04	\$ 662.64	\$ 89,696.40
93	\$ 139.41	\$ 523.23	\$ 662.64	\$ 89,556.99
94	\$ 140.22	\$ 522.42	\$ 662.64	\$ 89,416.77
95	\$ 141.04	\$ 521.60	\$ 662.64	\$ 89,275.73
96	\$ 141.86	\$ 520.78	\$ 662.64	\$ 89,133.87
97	\$ 142.69	\$ 519.95	\$ 662.64	\$ 88,991.18
98	\$ 143.52	\$ 519.12	\$ 662.64	\$ 88,847.66
99	\$ 144.36	\$ 518.28	\$ 662.64	\$ 88,703.30
100	\$ 145.20	\$ 517.44	\$ 662.64	\$ 88,558.10
101	\$ 146.05	\$ 516.59	\$ 662.64	\$ 88,412.05
102	\$ 146.90	\$ 515.74	\$ 662.64	\$ 88,265.15
103	\$ 147.76	\$ 514.88	\$ 662.64	\$ 88,117.39
104	\$ 148.62	\$ 514.02	\$ 662.64	\$ 87,968.77
105	\$ 149.49	\$ 513.15	\$ 662.64	\$ 87,819.28
106	\$ 150.36	\$ 512.28	\$ 662.64	\$ 87,668.92
107	\$ 151.24	\$ 511.40	\$ 662.64	\$ 87,517.68
108	\$ 152.12	\$ 510.52	\$ 662.64	\$ 87,365.56
109	\$ 153.01	\$ 509.63	\$ 662.64	\$ 87,212.55
110	\$ 153.90	\$ 508.74	\$ 662.64	\$ 87,058.65
111	\$ 154.80	\$ 507.84	\$ 662.64	\$ 86,903.85
112	\$ 155.70	\$ 506.94	\$ 662.64	\$ 86,748.15
113	\$ 156.61	\$ 506.03	\$ 662.64	\$ 86,591.54
114	\$ 157.52	\$ 505.12	\$ 662.64	\$ 86,434.02
115	\$ 158.44	\$ 504.20	\$ 662.64	\$ 86,275.58
116	\$ 159.37	\$ 503.27	\$ 662.64	\$ 86,116.21
117	\$ 160.30	\$ 502.34	\$ 662.64	\$ 85,955.91
118	\$ 161.23	\$ 501.41	\$ 662.64	\$ 85,794.68

Page 3 - Period	Principal	Interest	Payment	Balance
119	\$ 162.17	\$ 500.47	\$ 662.64	\$ 85,632.51
120	\$ 163.12	\$ 499.52	\$ 662.64	\$ 85,469.39
121	\$ 164.07	\$ 498.57	\$ 662.64	\$ 85,305.32
122	\$ 165.03	\$ 497.61	\$ 662.64	\$ 85,140.29
123	\$ 165.99	\$ 496.65	\$ 662.64	\$ 84,974.30
124	\$ 166.96	\$ 495.68	\$ 662.64	\$ 84,807.34
125	\$ 167.93	\$ 494.71	\$ 662.64	\$ 84,639.41
126	\$ 168.91	\$ 493.73	\$ 662.64	\$ 84,470.50
127	\$ 169.90	\$ 492.74	\$ 662.64	\$ 84,300.60
128	\$ 170.89	\$ 491.75	\$ 662.64	\$ 84,129.71
129	\$ 171.88	\$ 490.76	\$ 662.64	\$ 83,957.83
130	\$ 172.89	\$ 489.75	\$ 662.64	\$ 83,784.94
131	\$ 173.89	\$ 488.75	\$ 662.64	\$ 83,611.05
132	\$ 174.91	\$ 487.73	\$ 662.64	\$ 83,436.14
133	\$ 175.93	\$ 486.71	\$ 662.64	\$ 83,260.21
134	\$ 176.96	\$ 485.68	\$ 662.64	\$ 83,083.25
135	\$ 177.99	\$ 484.65	\$ 662.64	\$ 82,905.26
136	\$ 179.03	\$ 483.61	\$ 662.64	\$ 82,726.23
137	\$ 180.07	\$ 482.57	\$ 662.64	\$ 82,546.16
138	\$ 181.12	\$ 481.52	\$ 662.64	\$ 82,365.04
139	\$ 182.18	\$ 480.46	\$ 662.64	\$ 82,182.86
140	\$ 183.24	\$ 479.40	\$ 662.64	\$ 81,999.62
141	\$ 184.31	\$ 478.33	\$ 662.64	\$ 81,815.31
142	\$ 185.38	\$ 477.26	\$ 662.64	\$ 81,629.93
143	\$ 186.47	\$ 476.17	\$ 662.64	\$ 81,443.46
144	\$ 187.55	\$ 475.09	\$ 662.64	\$ 81,255.91
145	\$ 188.65	\$ 473.99	\$ 662.64	\$ 81,067.26
146	\$ 189.75	\$ 472.89	\$ 662.64	\$ 80,877.51
147	\$ 190.85	\$ 471.79	\$ 662.64	\$ 80,686.66
148	\$ 191.97	\$ 470.67	\$ 662.64	\$ 80,494.69
149	\$ 193.09	\$ 469.55	\$ 662.64	\$ 80,301.60
150	\$ 194.21	\$ 468.43	\$ 662.64	\$ 80,107.39
151	\$ 195.35	\$ 467.29	\$ 662.64	\$ 79,912.04
152	\$ 196.49	\$ 466.15	\$ 662.64	\$ 79,715.55
153	\$ 197.63	\$ 465.01	\$ 662.64	\$ 79,517.92
154	\$ 198.79	\$ 463.85	\$ 662.64	\$ 79,319.13
155	\$ 199.95	\$ 462.69	\$ 662.64	\$ 79,119.18
156	\$ 201.11	\$ 461.53	\$ 662.64	\$ 78,918.07
157	\$ 202.28	\$ 460.36	\$ 662.64	\$ 78,715.79
158	\$ 203.46	\$ 459.18	\$ 662.64	\$ 78,512.33
159	\$ 204.65	\$ 457.99	\$ 662.64	\$ 78,307.68
160	\$ 205.85	\$ 456.79	\$ 662.64	\$ 78,101.83
161	\$ 207.05	\$ 455.59	\$ 662.64	\$ 77,894.78
162	\$ 208.25	\$ 454.39	\$ 662.64	\$ 77,686.53
163	\$ 209.47	\$ 453.17	\$ 662.64	\$ 77,477.06
164	\$ 210.69	\$ 451.95	\$ 662.64	\$ 77,266.37
165	\$ 211.92	\$ 450.72	\$ 662.64	\$ 77,054.45
166	\$ 213.16	\$ 449.48	\$ 662.64	\$ 76,841.29
167	\$ 214.40	\$ 448.24	\$ 662.64	\$ 76,626.89
168	\$ 215.65	\$ 446.99	\$ 662.64	\$ 76,411.24
169	\$ 216.91	\$ 445.73	\$ 662.64	\$ 76,194.33
170	\$ 218.17	\$ 444.47	\$ 662.64	\$ 75,976.16
171	\$ 219.45	\$ 443.19	\$ 662.64	\$ 75,756.71
172	\$ 220.73	\$ 441.91	\$ 662.64	\$ 75,535.98
173	\$ 222.01	\$ 440.63	\$ 662.64	\$ 75,313.97
174	\$ 223.31	\$ 439.33	\$ 662.64	\$ 75,090.66
175	\$ 224.61	\$ 438.03	\$ 662.64	\$ 74,866.05
176	\$ 225.92	\$ 436.72	\$ 662.64	\$ 74,640.13
177	\$ 227.24	\$ 435.40	\$ 662.64	\$ 74,412.89
178	\$ 228.56	\$ 434.08	\$ 662.64	\$ 74,184.33
179	\$ 229.90	\$ 432.74	\$ 662.64	\$ 73,954.43
180	\$ 231.24	\$ 431.40	\$ 662.64	\$ 73,723.19
181	\$ 232.59	\$ 430.05	\$ 662.64	\$ 73,490.60
182	\$ 233.94	\$ 428.70	\$ 662.64	\$ 73,256.66

Page 4 - Period	Principal	Interest	Payment	Balance
183	\$ 235.31	\$ 427.33	\$ 662.64	\$ 73,021.35
184	\$ 236.68	\$ 425.96	\$ 662.64	\$ 72,784.67
185	\$ 238.06	\$ 424.58	\$ 662.64	\$ 72,546.61
186	\$ 239.45	\$ 423.19	\$ 662.64	\$ 72,307.16
187	\$ 240.85	\$ 421.79	\$ 662.64	\$ 72,066.31
188	\$ 242.25	\$ 420.39	\$ 662.64	\$ 71,824.06
189	\$ 243.67	\$ 418.97	\$ 662.64	\$ 71,580.39
190	\$ 245.09	\$ 417.55	\$ 662.64	\$ 71,335.30
191	\$ 246.52	\$ 416.12	\$ 662.64	\$ 71,088.78
192	\$ 247.96	\$ 414.68	\$ 662.64	\$ 70,840.82
193	\$ 249.40	\$ 413.24	\$ 662.64	\$ 70,591.42
194	\$ 250.86	\$ 411.78	\$ 662.64	\$ 70,340.56
195	\$ 252.32	\$ 410.32	\$ 662.64	\$ 70,088.24
196	\$ 253.79	\$ 408.85	\$ 662.64	\$ 69,834.45
197	\$ 255.27	\$ 407.37	\$ 662.64	\$ 69,579.18
198	\$ 256.76	\$ 405.88	\$ 662.64	\$ 69,322.42
199	\$ 258.26	\$ 404.38	\$ 662.64	\$ 69,064.16
200	\$ 259.77	\$ 402.87	\$ 662.64	\$ 68,804.39
201	\$ 261.28	\$ 401.36	\$ 662.64	\$ 68,543.11
202	\$ 262.81	\$ 399.83	\$ 662.64	\$ 68,280.30
203	\$ 264.34	\$ 398.30	\$ 662.64	\$ 68,015.96
204	\$ 265.88	\$ 396.76	\$ 662.64	\$ 67,750.08
205	\$ 267.43	\$ 395.21	\$ 662.64	\$ 67,482.65
206	\$ 268.99	\$ 393.65	\$ 662.64	\$ 67,213.66
207	\$ 270.56	\$ 392.08	\$ 662.64	\$ 66,943.10
208	\$ 272.14	\$ 390.50	\$ 662.64	\$ 66,670.96
209	\$ 273.73	\$ 388.91	\$ 662.64	\$ 66,397.23
210	\$ 275.32	\$ 387.32	\$ 662.64	\$ 66,121.91
211	\$ 276.93	\$ 385.71	\$ 662.64	\$ 65,844.98
212	\$ 278.54	\$ 384.10	\$ 662.64	\$ 65,566.44
213	\$ 280.17	\$ 382.47	\$ 662.64	\$ 65,286.27
214	\$ 281.80	\$ 380.84	\$ 662.64	\$ 65,004.47
215	\$ 283.45	\$ 379.19	\$ 662.64	\$ 64,721.02
216	\$ 285.10	\$ 377.54	\$ 662.64	\$ 64,435.92
217	\$ 286.76	\$ 375.88	\$ 662.64	\$ 64,149.16
218	\$ 288.44	\$ 374.20	\$ 662.64	\$ 63,860.72
219	\$ 290.12	\$ 372.52	\$ 662.64	\$ 63,570.60
220	\$ 291.81	\$ 370.83	\$ 662.64	\$ 63,278.79
221	\$ 293.51	\$ 369.13	\$ 662.64	\$ 62,985.28
222	\$ 295.23	\$ 367.41	\$ 662.64	\$ 62,690.05
223	\$ 296.95	\$ 365.69	\$ 662.64	\$ 62,393.10
224	\$ 298.68	\$ 363.96	\$ 662.64	\$ 62,094.42
225	\$ 300.42	\$ 362.22	\$ 662.64	\$ 61,794.00
226	\$ 302.17	\$ 360.47	\$ 662.64	\$ 61,491.83
227	\$ 303.94	\$ 358.70	\$ 662.64	\$ 61,187.89
228	\$ 305.71	\$ 356.93	\$ 662.64	\$ 60,882.18
229	\$ 307.49	\$ 355.15	\$ 662.64	\$ 60,574.69
230	\$ 309.29	\$ 353.35	\$ 662.64	\$ 60,265.40
231	\$ 311.09	\$ 351.55	\$ 662.64	\$ 59,954.31
232	\$ 312.91	\$ 349.73	\$ 662.64	\$ 59,641.40
233	\$ 314.73	\$ 347.91	\$ 662.64	\$ 59,326.67
234	\$ 316.57	\$ 346.07	\$ 662.64	\$ 59,010.10
235	\$ 318.41	\$ 344.23	\$ 662.64	\$ 58,691.69
236	\$ 320.27	\$ 342.37	\$ 662.64	\$ 58,371.42
237	\$ 322.14	\$ 340.50	\$ 662.64	\$ 58,049.28
238	\$ 324.02	\$ 338.62	\$ 662.64	\$ 57,725.26
239	\$ 325.91	\$ 336.73	\$ 662.64	\$ 57,399.35
240	\$ 327.81	\$ 334.83	\$ 662.64	\$ 57,071.54
241	\$ 329.72	\$ 332.92	\$ 662.64	\$ 56,741.82
242	\$ 331.65	\$ 330.99	\$ 662.64	\$ 56,410.17
243	\$ 333.58	\$ 329.06	\$ 662.64	\$ 56,076.59
244	\$ 335.53	\$ 327.11	\$ 662.64	\$ 55,741.06
245	\$ 337.48	\$ 325.16	\$ 662.64	\$ 55,403.58
246	\$ 339.45	\$ 323.19	\$ 662.64	\$ 55,064.13

Page 5 - Period	Principal	Interest	Payment	Balance
247	\$ 341.43	\$ 321.21	\$ 662.64	\$ 54,722.70
248	\$ 343.42	\$ 319.22	\$ 662.64	\$ 54,379.28
249	\$ 345.43	\$ 317.21	\$ 662.64	\$ 54,033.85
250	\$ 347.44	\$ 315.20	\$ 662.64	\$ 53,686.41
251	\$ 349.47	\$ 313.17	\$ 662.64	\$ 53,336.94
252	\$ 351.51	\$ 311.13	\$ 662.64	\$ 52,985.43
253	\$ 353.56	\$ 309.08	\$ 662.64	\$ 52,631.87
254	\$ 355.62	\$ 307.02	\$ 662.64	\$ 52,276.25
255	\$ 357.70	\$ 304.94	\$ 662.64	\$ 51,918.55
256	\$ 359.78	\$ 302.86	\$ 662.64	\$ 51,558.77
257	\$ 361.88	\$ 300.76	\$ 662.64	\$ 51,196.89
258	\$ 363.99	\$ 298.65	\$ 662.64	\$ 50,832.90
259	\$ 366.11	\$ 296.53	\$ 662.64	\$ 50,466.79
260	\$ 368.25	\$ 294.39	\$ 662.64	\$ 50,098.54
261	\$ 370.40	\$ 292.24	\$ 662.64	\$ 49,728.14
262	\$ 372.56	\$ 290.08	\$ 662.64	\$ 49,355.58
263	\$ 374.73	\$ 287.91	\$ 662.64	\$ 48,980.85
264	\$ 376.92	\$ 285.72	\$ 662.64	\$ 48,603.93
265	\$ 379.12	\$ 283.52	\$ 662.64	\$ 48,224.81
266	\$ 381.33	\$ 281.31	\$ 662.64	\$ 47,843.48
267	\$ 383.55	\$ 279.09	\$ 662.64	\$ 47,459.93
268	\$ 385.79	\$ 276.85	\$ 662.64	\$ 47,074.14
269	\$ 388.04	\$ 274.60	\$ 662.64	\$ 46,686.10
270	\$ 390.30	\$ 272.34	\$ 662.64	\$ 46,295.80
271	\$ 392.58	\$ 270.06	\$ 662.64	\$ 45,903.22
272	\$ 394.87	\$ 267.77	\$ 662.64	\$ 45,508.35
273	\$ 397.17	\$ 265.47	\$ 662.64	\$ 45,111.18
274	\$ 399.49	\$ 263.15	\$ 662.64	\$ 44,711.69
275	\$ 401.82	\$ 260.82	\$ 662.64	\$ 44,309.87
276	\$ 404.17	\$ 258.47	\$ 662.64	\$ 43,905.70
277	\$ 406.52	\$ 256.12	\$ 662.64	\$ 43,499.18
278	\$ 408.89	\$ 253.75	\$ 662.64	\$ 43,090.29
279	\$ 411.28	\$ 251.36	\$ 662.64	\$ 42,679.01
280	\$ 413.68	\$ 248.96	\$ 662.64	\$ 42,265.33
281	\$ 416.09	\$ 246.55	\$ 662.64	\$ 41,849.24
282	\$ 418.52	\$ 244.12	\$ 662.64	\$ 41,430.72
283	\$ 420.96	\$ 241.68	\$ 662.64	\$ 41,009.76
284	\$ 423.42	\$ 239.22	\$ 662.64	\$ 40,586.34
285	\$ 425.89	\$ 236.75	\$ 662.64	\$ 40,160.45
286	\$ 428.37	\$ 234.27	\$ 662.64	\$ 39,732.08
287	\$ 430.87	\$ 231.77	\$ 662.64	\$ 39,301.21
288	\$ 433.38	\$ 229.26	\$ 662.64	\$ 38,867.83
289	\$ 435.91	\$ 226.73	\$ 662.64	\$ 38,431.92
290	\$ 438.45	\$ 224.19	\$ 662.64	\$ 37,993.47
291	\$ 441.01	\$ 221.63	\$ 662.64	\$ 37,552.46
292	\$ 443.58	\$ 219.06	\$ 662.64	\$ 37,108.88
293	\$ 446.17	\$ 216.47	\$ 662.64	\$ 36,662.71
294	\$ 448.77	\$ 213.87	\$ 662.64	\$ 36,213.94
295	\$ 451.39	\$ 211.25	\$ 662.64	\$ 35,762.55
296	\$ 454.03	\$ 208.61	\$ 662.64	\$ 35,308.52
297	\$ 456.67	\$ 205.97	\$ 662.64	\$ 34,851.85
298	\$ 459.34	\$ 203.30	\$ 662.64	\$ 34,392.51
299	\$ 462.02	\$ 200.62	\$ 662.64	\$ 33,930.49
300	\$ 464.71	\$ 197.93	\$ 662.64	\$ 33,465.78
301	\$ 467.42	\$ 195.22	\$ 662.64	\$ 32,998.36
302	\$ 470.15	\$ 192.49	\$ 662.64	\$ 32,528.21
303	\$ 472.89	\$ 189.75	\$ 662.64	\$ 32,055.32
304	\$ 475.65	\$ 186.99	\$ 662.64	\$ 31,579.67
305	\$ 478.43	\$ 184.21	\$ 662.64	\$ 31,101.24
306	\$ 481.22	\$ 181.42	\$ 662.64	\$ 30,620.02
307	\$ 484.02	\$ 178.62	\$ 662.64	\$ 30,136.00
308	\$ 486.85	\$ 175.79	\$ 662.64	\$ 29,649.15
309	\$ 489.69	\$ 172.95	\$ 662.64	\$ 29,159.46
310	\$ 492.54	\$ 170.10	\$ 662.64	\$ 28,666.92

Page 6 - Period	Principal	Interest	Payment	Balance
311	\$ 495.42	\$ 167.22	\$ 662.64	\$ 28,171.50
312	\$ 498.31	\$ 164.33	\$ 662.64	\$ 27,673.19
313	\$ 501.21	\$ 161.43	\$ 662.64	\$ 27,171.98
314	\$ 504.14	\$ 158.50	\$ 662.64	\$ 26,667.84
315	\$ 507.08	\$ 155.56	\$ 662.64	\$ 26,160.76
316	\$ 510.04	\$ 152.60	\$ 662.64	\$ 25,650.72
317	\$ 513.01	\$ 149.63	\$ 662.64	\$ 25,137.71
318	\$ 516.00	\$ 146.64	\$ 662.64	\$ 24,621.71
319	\$ 519.01	\$ 143.63	\$ 662.64	\$ 24,102.70
320	\$ 522.04	\$ 140.60	\$ 662.64	\$ 23,580.66
321	\$ 525.09	\$ 137.55	\$ 662.64	\$ 23,055.57
322	\$ 528.15	\$ 134.49	\$ 662.64	\$ 22,527.42
323	\$ 531.23	\$ 131.41	\$ 662.64	\$ 21,996.19
324	\$ 534.33	\$ 128.31	\$ 662.64	\$ 21,461.86
325	\$ 537.45	\$ 125.19	\$ 662.64	\$ 20,924.41
326	\$ 540.58	\$ 122.06	\$ 662.64	\$ 20,383.83
327	\$ 543.73	\$ 118.91	\$ 662.64	\$ 19,840.10
328	\$ 546.91	\$ 115.73	\$ 662.64	\$ 19,293.19
329	\$ 550.10	\$ 112.54	\$ 662.64	\$ 18,743.09
330	\$ 553.31	\$ 109.33	\$ 662.64	\$ 18,189.78
331	\$ 556.53	\$ 106.11	\$ 662.64	\$ 17,633.25
332	\$ 559.78	\$ 102.86	\$ 662.64	\$ 17,073.47
333	\$ 563.04	\$ 99.60	\$ 662.64	\$ 16,510.43
334	\$ 566.33	\$ 96.31	\$ 662.64	\$ 15,944.10
335	\$ 569.63	\$ 93.01	\$ 662.64	\$ 15,374.47
336	\$ 572.96	\$ 89.68	\$ 662.64	\$ 14,801.51
337	\$ 576.30	\$ 86.34	\$ 662.64	\$ 14,225.21
338	\$ 579.66	\$ 82.98	\$ 662.64	\$ 13,645.55
339	\$ 583.04	\$ 79.60	\$ 662.64	\$ 13,062.51
340	\$ 586.44	\$ 76.20	\$ 662.64	\$ 12,476.07
341	\$ 589.86	\$ 72.78	\$ 662.64	\$ 11,886.21
342	\$ 593.30	\$ 69.34	\$ 662.64	\$ 11,292.91
343	\$ 596.76	\$ 65.88	\$ 662.64	\$ 10,696.15
344	\$ 600.25	\$ 62.39	\$ 662.64	\$ 10,095.90
345	\$ 603.75	\$ 58.89	\$ 662.64	\$ 9,492.15
346	\$ 607.27	\$ 55.37	\$ 662.64	\$ 8,884.88
347	\$ 610.81	\$ 51.83	\$ 662.64	\$ 8,274.07
348	\$ 614.37	\$ 48.27	\$ 662.64	\$ 7,659.70
349	\$ 617.96	\$ 44.68	\$ 662.64	\$ 7,041.74
350	\$ 621.56	\$ 41.08	\$ 662.64	\$ 6,420.18
351	\$ 625.19	\$ 37.45	\$ 662.64	\$ 5,794.99
352	\$ 628.84	\$ 33.80	\$ 662.64	\$ 5,166.15
353	\$ 632.50	\$ 30.14	\$ 662.64	\$ 4,533.65
354	\$ 636.19	\$ 26.45	\$ 662.64	\$ 3,897.46
355	\$ 639.90	\$ 22.74	\$ 662.64	\$ 3,257.56
356	\$ 643.64	\$ 19.00	\$ 662.64	\$ 2,613.92
357	\$ 647.39	\$ 15.25	\$ 662.64	\$ 1,966.53
358	\$ 651.17	\$ 11.47	\$ 662.64	\$ 1,315.36
359	\$ 654.97	\$ 7.67	\$ 662.64	\$ 660.39
360	\$ 658.79	\$ 3.85	\$ 662.64	\$ 1.60
Final	\$ 1.60			\$ -

Copyright 2005, Tony Massey, Professional Real Estate Agent | Integrity Transitions Real Estate, LLC.

Denver, Colorado | 1-800-504-8669 - Toll-Free

Verify all calculations before they are used in decisions involving money. By using and printing from this program, You assume any and all risk including financial losses resulting from the use of this program / spreadsheet. View Denver, Colorado investments online at <http://www.tonymassey.com/investments.htm>

Comparable Market Analysis	Subject	Comparable A	Comparable B	Comparable C
Address Of Property	123 Elm Street, Denver	7954 Emerson	780 Downing	1050 Downing
Map #				
Date of Sale		April 19, 2004	August 4, 2004	April 5, 2004
Location		Very Close	Very Close	Very Close
List Price	\$ 160,000.00	\$ 183,000.00	\$ 209,900.00	\$ 192,950.00
Sold Price		\$ 186,069.00	\$ 217,900.00	\$ 195,017.00
Down Payment Assistance		\$ 4,000.00	\$ 2,000.00	\$ 4,000.00
Seller Concessions		\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
Adjusted Sale Price		\$ 178,069.00	\$ 211,900.00	\$ 187,017.00
Terms of Sale		FHA	CONVENTIONAL	VA
% of list		97.305%	100.953%	96.925%
Days on Market	70	7	40	12
Car Storage Car Spaces	2	2	2	2
Style	RANCH	RANCH	RANCH	RANCH
Yearly Taxes	\$ 1,566.00	\$ 1,499.00	\$ 1,730.00	\$ 1,573.00
Age (years old)	27	27	27	26
Bedroom	2	4	4	4
Bathrooms	2	2	3	2
Above Grade Square Feet	1224	1156	1591	1156
Basement Square feet	1224	867	520	1156
Total Square Feet	2448	2023	2111	2312
Lot Size	7800	7840	7800	7800
Price Per Square Foot		\$ 154.04	\$ 133.19	\$ 161.78
Adjustment Entered By You	AVERAGES BELOW			
Presence of Basement Adjustment ==>	\$ -	\$ -	\$ -	\$ -
Misc	\$ (666.67)	\$ (1,000.00)	\$ -	\$ (1,000.00)
Misc	\$ -	\$ -	\$ -	\$ -
Misc	\$ -	\$ -	\$ -	\$ -
Computer Calculated Adjustments	AVERAGES BELOW			
Age	\$ (166.67)	\$ -	\$ -	\$ (500.00)
Square Feet	\$ (1,925.00)	\$ 1,700.00	\$ (9,175.00)	\$ 1,700.00
Basement Square Feet	\$ 1,129.00	\$ 1,071.00	\$ 2,112.00	\$ 204.00
Bedrooms	\$ (2,400.00)	\$ (2,400.00)	\$ (2,400.00)	\$ (2,400.00)
Bathrooms	\$ (833.33)	\$ -	\$ (2,500.00)	\$ -
Garage Spaces	\$ -	\$ -	\$ -	\$ -
Lot Size	\$ (2.67)	\$ (8.00)	\$ -	\$ -
Sum of Adjustments	\$ (4,865.33)	\$ (637.00)	\$ (11,963.00)	\$ (1,996.00)
Difference from subject list price	\$ 27,463.33	\$ 17,432.00	\$ 39,937.00	\$ 25,021.00
Subject List Price	\$ 160,000.00	\$ 160,000.00	\$ 160,000.00	\$ 160,000.00
Investor Offer Price (80% of Market)	\$ 149,970.67	\$ 141,945.60	\$ 159,949.60	\$ 148,016.80
Subject List Percent Below Market	14.441%	9.825%	19.975%	13.523%
Adjusted Price / PSF Model	\$ 183,194.05	\$ 188,543.65	\$ 163,020.49	\$ 198,018.00
Adjusted Sales Price	\$ 187,463.33	\$ 177,432.00	\$ 199,937.00	\$ 185,021.00

Copyright 2005, Tony Massey, Professional Real Estate Agent | Integrity Transitions Real Estate, LLC. Denver, CO | 1-800-504-8669 - Toll-Free

Verify all calculations before they are used in decisions involving money. By using and printing from this program, You assume any and all risk including financial losses resulting from the use of this program / spreadsheet. View Denver, Colorado investments online at <http://www.tonymassey.com/investments.htm>

123 Elm Street, Denver

CMA - Page 1 of 2

NOTE: ALL ADJUSTMENTS ARE USING DEFAULT VALUES FROM A PROGRAM CALLED QUICKLIST CMA. YOU CAN CHANGE THE VALUES BELOW OR CHANGE THEM BACK TO THE DEFAULTS SHOWN.

	per square foot	per square foot		
Age of house (adjustment per year)	Square Feet (above grade)	BSMT Sq. Ft (below grade)	Bedrooms (per bedroom)	Bathrooms (per bathroom)
\$ 500.00	\$ 25.00	\$ 3.00	\$ 1,200.00	\$ 2,500.00
<i>default is \$500.00</i>	<i>default is \$25.00</i>	<i>default is \$3.00</i>	<i>default is \$1,200.00</i>	<i>default is \$2,500.00</i>
Basement Adj. (for presence of bsmt)	Garage Spaces (per space)	Lot Size (per sq. foot)		
\$ 5,000.00	\$ 2,000.00	\$ 0.20		
<i>default is \$5000 for walkout or \$3000 for a garden level</i>	<i>default is \$2,000.00</i>	<i>default is \$0.20</i>		

LEASE OPTION INVESTMENT REPORT

Address

12365 Elm Street, Denver, Colorado 80204

Income	Amount	Notes
Option Deposit	\$ 3,000.00	
Term of Agreement	24	
Monthly Rent	\$ 1,000.00	
Monthly Rent Premium	\$ 150.00	
Total Monthly Rent / Lease Payment	\$ 1,150.00	

Down Payment Credits

Option Deposit credit for buyer	100%	
---------------------------------	------	--

Option Exercise Details

Agreed Purchase Price	\$ 150,000.00	
Payoff: 1st Deed of Trust	\$ 99,000.00	
Payoff: 2nd Deed of Trust	\$ 27,000.00	
Payoff: Misc.	\$ 3,600.00	
Payoff: Misc.	\$ 500.00	
Payoff: Misc.	\$ 500.00	
Misc. Cost of Sale	\$ 1,600.00	
Misc. Cost of Sale	\$ 400.00	
Misc. Cost of Sale	\$ 600.00	
Misc. Cost of Sale	\$ 1,000.00	

"Big Payoff" Details

Agreed Purchase Price (+)	\$ 150,000.00	
Payoffs / Costs of Sale (-)	\$ 134,200.00	
Option Deposit (-)	\$ 3,000.00	
Monthly Rent Premium Credits (-)	\$ 3,600.00	
Total of All Debit Items	\$ 140,800.00	
Final Total (Big Payoff)	\$ 9,200.00	
Total Value of optioned contract	\$ 39,800.00	

Non-Optioned Details

Option Deposit (+)	\$ 3,000.00	
Monthly Rent (+)	\$ 24,000.00	
Monthly Rent Premium (+)	\$ 6,600.00	
Total Value of Non-Optioned contract	\$ 33,600.00	

Evicted Tenant Details

Option Deposit (+)	\$ 3,000.00	
# of Payments Received	10	
Monthly Rent (+)	\$ 10,000.00	
Monthly Rent Premium Credits	\$ 1,500.00	
Total Receipts	\$ 14,500.00	
Eviction Expenses	\$ 2,000.00	
Repair Expenses	\$ 2,000.00	
Total Expenses	\$ 4,000.00	
Value of Evicted Tenant Cont.	\$ 10,500.00	

Copyright 2005, Tony Massey, Professional Real Estate Agent | Integrity Transitions Real Estate, LLC.

Denver, Colorado | 1-800-504-8669 - Toll-Free

Verify all calculations before they are used in decisions involving money. By using and printing from this program, You assume any and all risk including financial losses resulting from the use of this program / spreadsheet. View Denver, Colorado investments online