

Real Estate Investment Calculator

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List Price
GRM
Recommended Monthly Gross Income
Recommended Yearly Gross Income

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)	

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%	
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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	

7/29/2006

DETAILED FIVE YEAR INVESTMENT REPORT

123 Elm Street	Low Bank Rate	3.5250%	High Bank Rate	5.2500%	
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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	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	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	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00	\$ 21,000.00	
Less Vacancy	10.00%	10.00%	10.00%	10.00%	10.00%	
Gross Operating Income	\$ 18,900.00	\$ 18,900.00	\$ 18,900.00	\$ 18,900.00	\$ 18,900.00	

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.	\$ -	\$ -	\$ -	\$ -	\$ -	

