

1 Year Performance Projection

Charlotte Metro - Sale Leaseback
Stallings,, NC 28104
Built in 2000 - 4 bedroom, 2 bath

Square Feet	2,335
Initial Market Value	\$440,000
Purchase Price	\$391,339
Downpayment	\$97,835
Loan Origination Fees	\$2,935
Depreciable Closing Costs	\$15,654
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$116,423
Cost per Square Foot	\$168
Monthly Rent per Square Foot	\$1.13

Income	Monthly	Annual
Gross Rent	\$2,650	\$31,800
Vacancy Losses	-\$212	-\$2,544
Operating Income	\$2,438	\$29,256

Expenses	Monthly	Annual
Property Taxes	-\$196	-\$2,348
Insurance	-\$130	-\$1,565
Management Fees	-\$0	-\$0
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$132	-\$1,590
Other	-\$0	-\$0
Operating Expenses	-\$459	-\$5,503

Net Performance	Monthly	Annual
Net Operating Income	\$1,979	\$23,753
- Mortgage Payments	-\$1,855	-\$22,262
= Cash Flow	\$124	\$1,491
+ Principal Reduction	\$273	\$3,281
+ First-Year Appreciation	\$6,255	\$75,061
= Gross Equity Income	\$6,653	\$79,832
+ Tax Savings	\$205	\$2,463
= GEI w/Tax Savings	\$6,858	\$82,296



Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$293,504	\$0
Monthly Payment	\$1,855.15	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.500%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.07
Annual Gross Rent Multiplier	12
Monthly Gross Rent Multiplier	148
Capitalization Rate	6.1%
Cash on Cash Return	1%
Total Return on Investment	69%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	8%
Management Fee	0%
Maintenance Percentage	5%

Comments
This is a Sale Leaseback for 24 months with rent set at
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.