



Input Data Summary
Parklane Place 40 Unit Apartment Building
Investment Analysis Rental Units Example

June 08, 2008
Investor Express
Investment Analysis Rental Apartment Building

Investment Analysis

Note

For information on Revenue, Expenses and Vacancy inputs and projections see the Revenue, Expense and Vacancy projection description reports.

Project Information

Analysis Period	10 years
Starting date	January Year 1
Purchase Price	\$ 3,500,000
Acquisition Cost	70,000 2.00%
Total Purchase Price	<u>\$ 3,570,000</u>
Building Area	38,000 Sq. Ft
Residential	
Rentable Area	36,000 Sq. Ft
No. of Units	40
Land Area	46,000 Sq. Ft
Frontage	320 Ft

Investor Information

Marginal Tax Rate	35.00%
Capital Gain Tax Rate	15.00%
Recaptured Deprec. Tax Rate	25.00%

Desired Return on Investment (Discount Rate)

Before Tax:	13.00%
After Tax:	8.45%

Short Term Reinvestment Rates

Before Tax:	3.000%
After Tax:	1.950%

Short Term Financing Rates

Before Tax:	8.000%
After Tax:	5.200%



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Investment information

Active Investor with no Loss limitation

Total Invested in Year 1 is \$ 3,570,000

	Investment Type	Date	Amount	Recovery Period Years
Land	Land (No Depreciation)	Jan, Year 1	\$ 1,000,000	-
Building	Residential Property. Straight Line	Jan, Year 1	\$ 2,570,000	27.50
Mortgage Fees and Points	Amortized Mortgage Fees	Jan, Year 1	\$ 20,000	10.00

Financing

First Mortgage

Starts: January Year 1
 Type: Standard Mortgage
 Amount: \$ 2,000,000
 Interest Rate: Fixed
 Payment Frequency: Monthly
 Compounding Frequency: Monthly
 Addit. Payments/Borrowing: No
 Rounding: Up to Nearest Cent
 No of Terms: 1

Term	Time Period	Nominal Annual Interest Rate	Amortization
1	10 yrs & 0 mos	7.500%	25 yrs & 0 mos

Sale Information

Sale price at the end of 10 years is \$ 5,205,434 based on the income for the year following sale and a Cap Rate of 7.00%

Selling Expenses

Selling Expenses \$ 6,000
 Legal Expenses \$ 3,000

Real Estate Commissions 5.00% of the Sale Price



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Allocation of Improvements on Sale

Same ratio as on acquisition