



**SUMMARY**

	<b>Internal Rate of Return (IRR)</b>	<b>Buy</b>	<b>Sell</b>	<b>Compounding Appreciation Rate</b>
<b>BEFORE TAX</b>				
<b>With Financing</b>				
Based on data entered	12.09%	\$ 5,100,000	\$ 6,780,955	2.89%
Goal seeking results for IRR	11.00%	\$ 5,266,248	\$ 6,780,955	2.56%
	11.00%	\$ 5,100,000	\$ 6,284,065	2.11%
<b>Without Financing</b>				
Based on data entered	9.04%	\$ 5,100,000	\$ 6,780,955	2.89%
Goal seeking results for IRR	11.00%	\$ 4,452,351	\$ 6,780,955	4.30%
	11.00%	\$ 5,100,000	\$ 8,716,687	5.51%
<b>AFTER TAX</b>				
<b>With Financing</b>				
Based on data entered	8.95%	\$ 5,100,000	\$ 6,780,955	2.89%
Goal seeking results for IRR	7.04%	\$ 5,465,585	\$ 6,780,955	2.18%
	7.04%	\$ 5,100,000	\$ 5,936,925	1.53%
<b>Without Financing</b>				
Based on data entered	6.05%	\$ 5,100,000	\$ 6,780,955	2.89%
Goal seeking results for IRR	7.04%	\$ 4,673,696	\$ 6,780,955	3.79%
	7.04%	\$ 5,100,000	\$ 7,765,168	4.29%



**GOAL SEEKING RESULTS BEFORE TAX**

**With Financing**

To achieve an Internal Rate of Return (IRR) of 11.00% before tax, you would have to either:

- a) Buy the property for \$ 5,266,248 and sell for \$ 6,780,955 in 10 years which is 2.56% compounding increase in value per year.
- b) Buy the property for \$ 5,100,000 and sell for \$ 6,284,065 in 10 years which is 2.11% compounding increase in value per year.

**Without Financing**

To achieve an Internal Rate of Return (IRR) of 11.00% before tax, you would have to either:

- a) Buy the property for \$ 4,452,351 and sell for \$ 6,780,955 in 10 years which is 4.30% compounding increase in value per year.
- b) Buy the property for \$ 5,100,000 and sell for \$ 8,716,687 in 10 years which is 5.51% compounding increase in value per year.

**GOAL SEEKING RESULTS AFTER TAX**

**With Financing**

To achieve an Internal Rate of Return (IRR) of 7.04% after tax, you would have to either:

- a) Buy the property for \$ 5,465,585 and sell for \$ 6,780,955 in 10 years which is 2.18% compounding increase in value per year.
- b) Buy the property for \$ 5,100,000 and sell for \$ 5,936,925 in 10 years which is 1.53% compounding increase in value per year.

**Without Financing**

To achieve an Internal Rate of Return (IRR) of 7.04% after tax, you would have to either:

- a) Buy the property for \$ 4,673,696 and sell for \$ 6,780,955 in 10 years which is 3.79% compounding increase in value per year.
- b) Buy the property for \$ 5,100,000 and sell for \$ 7,765,168 in 10 years which is 4.29% compounding increase in value per year.

**INVESTMENT TAB ENTRIES.** Allocations of the Purchase Price between Land and Improvements to achieve the desired Internal Rate of Return (IRR)

	%	BEFORE TAX		AFTER TAX	
		With Financing	No Financing	With Financing	No Financing
	Allocation	11.00% IRR	11.00% IRR	7.040% IRR	7.040% IRR
Land	39.22%	2,065,195	1,746,020	2,143,367	1,832,822
Building	60.78%	3,201,053	2,706,331	3,322,219	2,840,874
<b>Purchase Price (Year 1 Total)</b>	<b>100.00%</b>	<b>\$ 5,266,248</b>	<b>\$ 4,452,351</b>	<b>\$ 5,465,585</b>	<b>\$ 4,452,351</b>

**Notes:**

The allocation of the Purchase Price between Land and Improvements uses the same % allocation used in the First Year of the Investment Folder grid.

The Purchase Price (Year 1 Total) excludes entries using the Depreciation methods "Amort. Mortgage Fees" and "Amortize"