



Sales Proceeds Yr by Yr (Before Tax)

Plaza 500

15,000 Sq. Ft Office Building

Investor Pro
Hold versus Sell Office Monthly

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Sale Price	3,966,000	4,084,000	4,206,000	4,334,000	4,464,000	4,598,000	4,736,000	4,878,000	5,024,000	5,174,000
Real Estate Commissions	198,300	204,200	210,300	216,700	223,200	229,900	236,800	243,900	251,200	258,700
Less Selling: Expenses										
Selling Expenses	79,320	81,680	84,120	86,680	89,280	91,960	94,720	97,560	100,480	103,480
Legal Fees	39,660	40,840	42,060	43,340	44,640	45,980	47,360	48,780	50,240	51,740
Total Selling Expenses	118,980	122,520	126,180	130,020	133,920	137,940	142,080	146,340	150,720	155,220
Sales Proceeds (Before Tax)	3,648,720	3,757,280	3,869,520	3,987,280	4,106,880	4,230,160	4,357,120	4,487,760	4,622,080	4,760,080
Repayment of Mortgages	2,551,174	2,473,085	2,389,029	2,298,551	2,201,160	2,096,328	1,983,485	1,862,021	1,731,277	1,590,542
Net Sales Proceeds (Before Tax)	1,097,546	1,284,195	1,480,491	1,688,729	1,905,720	2,133,832	2,373,635	2,625,739	2,890,803	3,169,538
Cap Rate	7.28%	7.28%	7.28%	7.28%	7.28%	7.28%	7.28%	7.28%	7.28%	7.28%