



**2007 from Owner**

**2008 Forecasted**

**Financial Measures**

Cap Rate	7.00 %
Return on Equity	10.00 %
Potential Gross Income Multiplier	6.00
Effective Gross Income Multiplier	6.40
Net Income Multiplier	11.50

**Purchase Price**

\$ 9,231,343	\$ 7,758,986
\$ 7,052,094	\$ 6,021,444
\$ 5,083,416	\$ 5,288,184
\$ 5,240,762	\$ 5,415,098
\$ 7,431,231	\$ 6,245,984

**Purchase Price \$ 7,758,000**

Cap Rate	8.33 %	7.00 %
Return on Equity	8.26 %	5.72 %
Potential Gross Income Multiplier	9.16	8.80
Effective Gross Income Multiplier	9.47	9.17
Net Income Multiplier	12.01	14.28

**Financial Measures**

8.33 %	7.00 %
8.26 %	5.72 %
9.16	8.80
9.47	9.17
12.01	14.28

**Notes:**

The Goal Seeking calculations;

- a) Exclude the Acquisition Costs when calculating the Purchase Price
- b) Exclude Income and Expenses not included in the Net Operating Income