

PARKWEST RETURN

4 1/4 % MORTGAGE

PLAN	CURRENT RENTS					\$100 REDUCED RENTS				
	2662 DUPLEX	2573 DUPLEX	2930 DUPLEX	3004 DUPLEX	3002 DUPLEX	2662 DUPLEX	2573 DUPLEX	2930 DUPLEX	3004 DUPLEX	3002 DUPLEX
RENTS Avg \$1763.50	\$ 1,750	\$ 1,725	\$ 1,795	\$ 1,795	\$ 1,725	\$ 1,650	\$ 1,625	\$ 1,695	\$ 1,695	\$ 1,625
	\$ 1,795	\$ 1,750	\$ 1,775	\$ 1,775	\$ 1,750	\$ 1,695	\$ 1,650	\$ 1,675	\$ 1,675	\$ 1,650
	\$ 3,545	\$ 3,475	\$ 3,570	\$ 3,570	\$ 3,475	\$ 3,345	\$ 3,275	\$ 3,370	\$ 3,370	\$ 3,275
MULTIPLIER	124.4	124.4	124.4	124.4	124.4					
SALES PRICE	\$ 441,000	\$ 432,300	\$ 444,000	\$ 444,000	\$ 432,300	\$ 441,000	\$ 432,300	\$ 444,000	\$ 444,000	\$ 432,300
MORTGAGE	\$ 330,750	\$ 324,225	\$ 333,000	\$ 333,000	\$ 324,225	\$ 330,750	\$ 324,225	\$ 333,000	\$ 333,000	\$ 324,225
INVESTMENT: DOWN	\$ 110,250	\$ 108,075	\$ 111,000	\$ 111,000	\$ 108,075	\$ 110,250	\$ 108,075	\$ 111,000	\$ 111,000	\$ 108,075
CLOSING	\$ 8,820	\$ 8,646	\$ 8,880	\$ 8,880	\$ 8,646	\$ 8,820	\$ 8,646	\$ 8,880	\$ 8,880	\$ 8,646
INVESTMENT	\$ 119,070	\$ 116,721	\$ 119,880	\$ 119,880	\$ 116,721	\$ 119,070	\$ 116,721	\$ 119,880	\$ 119,880	\$ 116,721
ANNUAL RENTS	\$ 42,540	\$ 41,700	\$ 42,840	\$ 42,840	\$ 41,700	\$ 40,140	\$ 39,300	\$ 40,440	\$ 40,440	\$ 39,300
VACANCY	\$ 2,127	\$ 2,085	\$ 2,142	\$ 2,142	\$ 2,085	\$ 2,007	\$ 1,965	\$ 2,022	\$ 2,022	\$ 1,965
MANAGEMENT	\$ 2,021	\$ 1,981	\$ 2,035	\$ 2,035	\$ 1,981	\$ 1,907	\$ 1,867	\$ 1,921	\$ 1,921	\$ 1,867
INSURANCE	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800
TAXES	\$ 8,732	\$ 8,560	\$ 8,791	\$ 8,791	\$ 8,560	\$ 8,732	\$ 8,560	\$ 8,791	\$ 8,791	\$ 8,560
HOA	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600
OPERATING COSTS	\$ 14,279	\$ 14,025	\$ 14,368	\$ 14,368	\$ 14,025	\$ 14,045	\$ 13,791	\$ 14,134	\$ 14,134	\$ 13,791
CASH FLOW	\$ 28,261	\$ 27,675	\$ 28,472	\$ 28,472	\$ 27,675	\$ 26,095	\$ 25,509	\$ 26,306	\$ 26,306	\$ 25,509
INVESTMENT RETURN (CAP RATE)	6.41%	6.40%	6.41%	6.41%	6.40%	5.92%	5.90%	5.92%	5.92%	5.90%
PAYMENTS 4.250% 75%LTV 0.05904	\$ 19,527	\$ 19,142	\$ 19,660	\$ 19,660	\$ 19,142	\$ 19,527	\$ 19,142	\$ 19,660	\$ 19,660	\$ 19,142
LEVERAGED CASH FLOW	\$ 8,733	\$ 8,532	\$ 8,812	\$ 8,812	\$ 8,532	\$ 6,567	\$ 6,366	\$ 6,646	\$ 6,646	\$ 6,366
25% DOWN AND 1% CLOSING COSTS	\$ 114,600	\$ 112,398	\$ 115,440	\$ 119,880	\$ 112,398	\$ 114,600	\$ 112,398	\$ 115,440	\$ 119,880	\$ 112,398
"CASH ON CASH" RETURN	7.62%	7.59%	7.63%	7.35%	7.59%	5.73%	5.66%	5.76%	5.54%	5.66%