

# PARKWEST INVESTOR RETURN

PLAN	2662 DUPLEX	2573 DUPLEX	2930 DUPLEX	3004 DUPLEX	3002 DUPLEX
<b>ASSUMING 5% MORTGAGE</b>					
YEAR					
RENTS	\$ 1,750	\$ 1,725	\$ 1,795	\$ 1,795	\$ 1,725
	\$ 1,795	\$ 1,750	\$ 1,775	\$ 1,775	\$ 1,750
	\$ 3,545	\$ 3,475	\$ 3,570	\$ 3,570	\$ 3,475
MULTIPLIER	124.4	124.4	124.4	124.4	124.4
SALES PRICE PER SQ.FT.	\$ 166	\$ 168	\$ 152	\$ 148	\$ 144
SALES PRICE	\$ 441,000	\$ 432,300	\$ 444,000	\$ 444,000	\$ 432,300
MORTGAGE	75%				
INVESTMENT: DOWN	25%				
CLOSING	1%				
INVESTMENT	\$ 114,660	\$ 112,398	\$ 115,440	\$ 115,440	\$ 112,398
ANNUAL RENTS	\$ 42,540	\$ 41,700	\$ 42,840	\$ 42,840	\$ 41,700
VACANCY	5%				
MANAGEMENT	95% X 5%				
LEASING/MAKE READY	0%,1%,2%,3%.....				
INSURANCE					
TAXES	2.3384 85% VALUE				
HOA					
OPERATING COSTS					
CASH FLOW	\$ 28,261	\$ 27,675	\$ 28,472	\$ 28,472	\$ 27,675
INVESTMENT RETURN (CAP RATE)	6.41%	6.40%	6.41%	6.41%	6.40%
PAYMENTS	5% 75%LTV 0.0644				
LEVERAGED CASH FLOW	\$ 6,947	\$ 6,782	\$ 7,013	\$ 7,013	\$ 6,782
25% DOWN AND 1% CLOSING COSTS	\$ 114,600	\$ 112,398	\$ 115,440	\$ 115,440	\$ 112,398
<b>"CASH ON CASH" RETURN</b>	<b>6.06%</b>	<b>6.03%</b>	<b>6.08%</b>	<b>6.08%</b>	<b>6.03%</b>

**\$114,055 CONVERTS TO \$304,484 IN 10 YEARS**

# 10 YEAR PRO FORMA

AVERAGE DUPLEX	ASSUMING RENT INCREASE OF 2% ANNUALLY									
	1	2	3	4	5	6	7	8	9	10
RENTS	\$ 1,758									
	\$ 1,769									
	\$ 3,527	\$ 3,597	\$ 3,669	\$ 3,742	\$ 3,817	\$ 3,894	\$ 3,971	\$ 4,051	\$ 4,132	\$ 4,214
MULTIPLIER	124.4	124.4	124.4	124.4	124.4	124.4	124.4	124.4	124.4	124.4
SALES PRICE PER SQ.FT.	\$ 155									
SALES PRICE	\$ 438,759	\$ 447,467	\$ 456,424	\$ 465,505	\$ 474,835	\$ 484,414	\$ 493,992	\$ 503,944	\$ 514,021	\$ 524,222
MORTGAGE	\$ 329,040									
INVESTMENT: DOWN	\$ 109,680									
CLOSING	\$ 4,387									
INVESTMENT	\$ 114,067									
ANNUAL RENTS	\$ 42,324	\$ 43,164	\$ 44,028	\$ 44,904	\$ 45,804	\$ 46,728	\$ 47,652	\$ 48,612	\$ 49,584	\$ 50,568
VACANCY	\$ 2,116	\$ 2,158	\$ 2,201	\$ 2,245	\$ 2,290	\$ 2,336	\$ 2,383	\$ 2,431	\$ 2,479	\$ 2,528
MANAGEMENT	\$ 2,010	\$ 2,050	\$ 2,091	\$ 2,133	\$ 2,176	\$ 2,220	\$ 2,263	\$ 2,309	\$ 2,355	\$ 2,402
LEASING/MAKE READY	\$ -	\$ 431	\$ 880	\$ 1,347	\$ 1,374	\$ 1,401	\$ 1,429	\$ 1,444	\$ 1,495	\$ 1,517
INSURANCE	\$ 800	\$ 815	\$ 830	\$ 845	\$ 860	\$ 875	\$ 890	\$ 905	\$ 920	\$ 935
TAXES	\$ 8,687	\$ 8,860	\$ 9,037	\$ 9,217	\$ 9,402	\$ 9,591	\$ 9,781	\$ 9,978	\$ 10,178	\$ 10,380
HOA	\$ 600	\$ 610	\$ 620	\$ 630	\$ 640	\$ 650	\$ 660	\$ 670	\$ 680	\$ 690
OPERATING COSTS	\$ 14,213	\$ 14,924	\$ 15,660	\$ 16,417	\$ 16,742	\$ 17,073	\$ 17,406	\$ 17,737	\$ 18,107	\$ 18,452
CASH FLOW	\$ 28,111	\$ 28,240	\$ 28,368	\$ 28,487	\$ 29,062	\$ 29,655	\$ 30,246	\$ 30,875	\$ 31,477	\$ 32,116
INVESTMENT RETURN (CAP RATE)	6.41%	6.31%	6.22%	6.12%	6.12%	6.12%	6.12%	6.13%	6.12%	6.13%
PAYMENTS	\$ 21,203	\$ 21,203	\$ 21,203	\$ 21,203	\$ 21,203	\$ 21,203	\$ 21,203	\$ 21,203	\$ 21,203	\$ 21,203
LEVERAGED CASH FLOW	\$ 6,908	\$ 7,037	\$ 7,165	\$ 7,284	\$ 7,859	\$ 8,452	\$ 9,043	\$ 9,672	\$ 10,274	\$ 10,913
25% DOWN AND 1% CLOSING COSTS	\$ 114,055	\$ 114,055	\$ 114,055	\$ 114,055	\$ 114,055	\$ 114,055	\$ 114,055	\$ 114,055	\$ 114,055	\$ 114,055
<b>"CASH ON CASH" RETURN</b>	<b>6.06%</b>	<b>6.17%</b>	<b>6.28%</b>	<b>6.39%</b>	<b>6.89%</b>	<b>7.41%</b>	<b>7.93%</b>	<b>8.48%</b>	<b>9.01%</b>	<b>9.57%</b>

## SALE OF PROPERTY

	\$ 524,222
COMMISSION	6% \$ 31,453
CLOSING	!% \$ 5,242
LOAN PAYOFF	\$329,040 X .8134 \$ 267,650
	\$ 304,345
PROCEEDS OF SALE	\$ 219,877
10 YEAR CASH FLOW	\$ 84,607
LESS INVESTMENT	\$ 114,055

## TOTAL 10 YR RETURN

\$190,429

## ANNUALIZED RETURN

16.69%