

CASHFLOW REPORT

INITIAL CAPITAL OUTLAY	
Downpayment	(\$240,000.00)
Inspection and Appraisal	(\$800.00)
Origination fee - 1st Mortgage	(\$7,800.00)
Origination fee - 2nd Mortgage	\$0.00
Discount fee - 1st Mortgage	(\$15,600.00)
Discount fee - 2nd Mortgage	\$0.00
Closing costs & misc. fees	(\$28,800.00)
Total Closing Costs (Not financed)	(\$53,000.00)
Cash back from Seller	\$36,000.00
Initial Capital Improvements	\$0.00
Initial Capital Reserves Deposited	(\$50,000.00)
TOTAL CASH OUTLAY	(\$307,000.00)

***Negative numbers denote an outflow of cash, positive an inflow

Year (End)	0 12/5/2009	1 12/5/2010	2 12/5/2011	3 12/5/2012	4 12/5/2013	5 12/5/2014	6 12/5/2015
Initial Outlay	-307,000						
Additional Capital Improvements		0	0	0	0	0	0
Total Cash Outlay	-307,000	-307,000	-307,000	-307,000	-307,000	-307,000	-307,000
Gross Operating Income		132,240	136,171	140,220	144,391	148,687	153,111
Gross Operating Expenses		25,200	25,956	26,735	27,537	28,363	29,214
Net Operating Income		107,040	110,215	113,486	116,854	120,324	123,898
Debt Service		-80,272	-80,272	-80,272	-80,272	-80,272	-80,272
Cashflow Before Taxes		26,768	29,943	33,213	36,582	40,052	43,625
Pre-Tax Cash-on-Cash Return		8.72%	9.75%	10.82%	11.92%	13.05%	14.21%
Income Taxes (Credits)		371	1,059	2,224	3,433	4,685	5,985
Cashflow After Taxes		26,397	28,884	30,989	33,149	35,366	37,641
After-Tax Cash-on-Cash Return		8.60%	9.41%	10.09%	10.80%	11.52%	12.26%

Before-Tax Proceeds of Sale
Capital Gains Taxes
After-Tax Proceeds of Sale

Total After-Tax Cashflows		26,397	28,884	30,989	33,149	35,366	37,641
Cumulative After-Tax Cash-on-Cash Return		8.60%	18.01%	28.10%	38.90%	50.42%	62.68%
Total Cash Position	-307,000	-280,603	-251,719	-220,730	-187,581	-152,215	-114,574
Reserves Balance	50,000	51,000	52,020	53,060	54,122	55,204	56,308
Total Equity Position (Inc Reserves)	290,000	288,257	333,053	379,542	427,800	477,909	529,954
Return on Equity (ROE)		9.16%	8.67%	8.16%	7.75%	7.40%	7.10%

Year (End)	7 12/5/2014	8 12/5/2015	9 12/5/2016	10 12/5/2017	11 12/5/2018	12 12/5/2019	
Initial Outlay							
Additional Capital Improvements		0	0	0	0	0	
Total Cash Outlay		-307,000	-307,000	-307,000	-307,000	-307,000	
Gross Operating Income		157,669	162,363	167,198	172,177	177,307	182,590
Gross Operating Expenses		30,090	30,993	31,923	32,880	33,867	34,883
Net Operating Income		127,578	131,370	135,275	139,297	143,440	147,707
Debt Service		-80,272	-80,272	-80,272	-80,272	-80,272	-80,272
Cashflow Before Taxes		47,306	51,098	55,003	59,025	63,168	67,435
Pre-Tax Cash-on-Cash Return		15.41%	16.64%	17.92%	19.23%	20.58%	21.97%
Income Taxes (Credits)		7,332	8,731	10,183	11,690	13,255	14,880
Cashflow After Taxes		39,974	42,367	44,820	47,335	49,913	52,555
After-Tax Cash-on-Cash Return		13.02%	13.80%	14.60%	15.42%	16.26%	17.12%

Before-Tax Proceeds of Sale
Capital Gains Taxes
After-Tax Proceeds of Sale

Total After-Tax Cashflows		39,974	42,367	44,820	47,335	49,913	690,314
Cumulative After-Tax Cash-on-Cash Return		75.70%	89.50%	104.10%	119.52%	135.78%	360.63%
Total Cash Position	-74,600	-32,234	12,586	59,922	109,835	800,148	
Reserves Balance	57,434	58,583	59,755	60,950	62,169	63,412	
Total Equity Position	584,023	640,213	698,623	759,360	822,534	888,265	
Return on Equity (ROE)		6.84%	6.62%	6.42%	6.23%	6.07%	5.92%

