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P5Address

PROPERTY COMPARISON TOOL

INPUTS ARE DESIGNATED BY BLUE CELLS	Clear		Clear		Clear		Clear		Clear	
	Property 1		Property 2		Property 3		Property 4		Property 5	
Address	515 Main St		100 Grove St		71 Cary St		5601 Clay			
Price	100,000.00		120,000.00		170,000.00		400,000.00		-	
Sq Feet	1,100.00		2,000.00		2,200.00		4,200.00		-	
Initial Capital Improvements	-		20,000.00		-		42,000.00		-	
Total Initial Capital Outlay	9,700.00		31,640.00		16,490.00		80,800.00		-	
		%of Rent		%of Rent		%of Rent		%of Rent		%of Rent
Total Rent (Monthly)	1,000.00		1,300.00		1,600.00		4,230.00		-	
Vacancy (%)	0%		10%		0%		10%		0%	
Management (%)	0%		10%		0%		0%		0%	
Taxes (Annual)	1,200.00	10.00%	1,100.00	7.05%	1,400.00	7.29%	2,600.00	5.12%	-	0.00%
Insurance (Annual)	1,200.00	10.00%	800.00	5.13%	1,000.00	5.21%	1,200.00	2.36%	-	0.00%
Maintenance (annual)	800.00	6.67%	900.00	5.77%	750.00	3.91%	400.00	0.79%	-	0.00%
Other Operating Expenses (annual)	200.00	1.67%	300.00	1.92%	400.00	2.08%	300.00	0.59%	-	0.00%
		28.33%		19.87%		18.49%		8.87%		0.00%
NOI (Monthly)	716.67		781.67		1,304.17		3,432.00		-	
Mortgage Payment (Monthly)	(598.77)		(718.53)		(1,017.91)		(2,395.09)		-	
Cashflow (Monthly)	117.89		63.14		286.25		1,036.91		-	
Cap Rate	8.60%	Rank 3	6.70%	Rank 4	9.21%	Rank 2	9.32%	Rank 1	N/A	N/A
Pre-tax Cash/Cash	14.58%	3	2.39%	4	20.83%	1	15.40%	2	N/A	N/A
Gross Rent Multiplier (GRM)	8.33	1	8.97	4	8.85	3	8.71	2	N/A	N/A
\$/SqFoot	90.91	3	70.00	1	77.27	2	105.24	4	N/A	N/A
Payback period	6.86	3	41.76	4	4.80	1	6.49	2	N/A	N/A
Debt Coverage Ratio (DCR)	1.20	3	1.09	4	1.28	2	1.43	1	N/A	N/A
Break-Even Ratio	88%	3	94%	4	82%	2	73%	1	N/A	N/A
Average Rank		2.71		3.57		1.86		1.86		N/A
Median Rank		3		4		2		2		N/A

FINANCING ASSUMPTIONS

****These apply to all properties*

Downpayment%	10%	
	1st Mortgage	2nd Mortgage
Used?	Yes	No
Loan Type	30yr Fixed	Interest Only
LTV %	90.0%	10.0%
Rate	7.0%	7.0%
Term	30	30

Origination fee - 1st Mortgage	3.0%	
Origination fee - 2nd Mortgage		0.0%
Discount fee - 1st Mortgage	0.0%	
Discount fee - 2nd Mortgage		0.0%
Closing costs & misc. fees	0.0%	
Cash back from Seller	3.0%	