

SENSITIVITY ANALYSIS

Skyway Gardens Apartments

Vary Purchase Price by:

Select Cashflow or DCR:

Price	Cap Rate	Pre-Tax Cash on Cash	Monthly Cashflow (Pre-Tax)
1,700,000	6.30%	-1.61%	(556.59)
1,600,000	6.69%	0.00%	0.85
1,500,000	7.14%	1.81%	558.30
1,400,000	7.65%	3.83%	1,115.75
1,300,000	8.23%	6.11%	1,673.19
1,200,000	8.92%	8.72%	2,230.64
1,100,000	9.73%	11.71%	2,788.09
1,000,000	10.70%	15.19%	3,345.53
900,000	11.89%	19.28%	3,902.98
800,000	13.38%	24.15%	4,460.43
700,000	15.29%	30.07%	5,017.87

Vary Effective Gross Income (Monthly Rent) by:

Select IRR or MIRR

Effective Monthly Income	Cap Rate	Pre-Tax Cash on Cash	Monthly Cashflow (Pre-Tax)
6,020.00	3.92%	-10.82%	(2,769.36)
7,020.00	4.92%	-6.92%	(1,769.36)
8,020.00	5.92%	-3.01%	(769.36)
9,020.00	6.92%	0.90%	230.64
10,020.00	7.92%	4.81%	1,230.64
11,020.00	8.92%	8.72%	2,230.64
12,020.00	9.92%	12.63%	3,230.64
13,020.00	10.92%	16.54%	4,230.64
14,020.00	11.92%	20.45%	5,230.64
15,020.00	12.92%	24.35%	6,230.64
16,020.00	13.92%	28.26%	7,230.64

Vary Resale Cap Rate by:

Select IRR or MIRR

Resale Cap Rate	Resale Price	After-Tax MIRR	ROI
4%	3,692,683	22.61%	863%
5%	2,954,146	20.88%	682%
6%	2,461,789	19.55%	562%
7%	2,110,104	18.49%	475%
8%	1,846,341	17.63%	411%
9%	1,641,192	16.90%	361%
10%	1,477,073	16.28%	320%
11%	1,342,794	15.75%	288%
12%	1,230,894	15.28%	260%
13%	1,136,210	14.87%	237%
14%	1,055,052	14.50%	217%

Base Case Assumptions:	
Holding Period (Years)	12
Rent Growth	3%
Operating Expenses Growth	3%
Purchase Price	1,200,000
Initial Repairs	0
Total Initial Cash Outlay	307,000
Type of Resale Calc	Set Cap Rate
Resale Cap Rate	9%

*** For each table, the above assumptions hold true. Only the variable in the 1st column changes.

Vary Rent Growth Rate by:

Select IRR or MIRR

Rent Growth	Sale Price	After-Tax IRR	Cum After-Tax Cash/Cash
-2%	791,613	#DIV/0!	31%
-1%	929,360	-0.19%	99%
0%	1,081,748	5.66%	158%
1%	1,250,161	9.51%	220%
2%	1,436,101	12.57%	287%
3%	1,641,192	15.19%	361%
4%	1,867,193	17.51%	441%
5%	2,116,002	19.62%	528%
6%	2,389,671	21.58%	624%
7%	2,690,412	23.42%	728%
8%	3,020,614	25.16%	841%

Vary Operating Expense Growth Rate by:

Select IRR or MIRR

Op Expense Growth	Sale Price	After-Tax IRR	Cum After-Tax Cash/Cash
-2%	1,804,573	17.00%	420%
-1%	1,778,083	16.71%	410%
0%	1,748,778	16.39%	400%
1%	1,716,391	16.03%	388%
2%	1,680,633	15.63%	375%
3%	1,641,192	15.19%	361%
4%	1,597,731	14.69%	345%
5%	1,549,883	14.12%	328%
6%	1,497,254	13.48%	310%
7%	1,439,419	12.73%	290%
8%	1,375,919	11.87%	268%

Vary Holding Period by:

Select IRR or MIRR

Holding Period	Sale Price	After-Tax IRR	Cum After-Tax Cash/Cash
7	1,417,539	13.99%	214%
8	1,459,665	14.45%	240%
9	1,503,055	14.75%	268%
10	1,547,747	14.96%	297%
11	1,593,779	15.10%	328%
12	1,641,192	15.19%	361%
13	1,690,028	14.77%	153%
14	1,740,329	14.88%	153%
15	1,792,139	14.95%	153%
16	1,845,503	14.99%	153%
17	1,900,468	15.02%	153%

