

Skyway Gardens Apartments

515 West Grace St
Richmond, VA 23220

Tom Jones

VPI, LLC
555-5555

ASSET VALUE AND DISPOSITION REPORT

Purchase Price	\$ 1,200,000.00
Initial Capital Improvements	\$ -
Capital Improvements Add to FMV?	No
Fair Market Value Multiplier on Initial Repairs	N/A
Assumed Value of Property in year 0	\$ 1,200,000.00
Holding Period	12 years
Type of Market Value/Resale Value Calculation	Set Cap Rate
Resale Cap Rate	9.00%
Sale Price/Terminal Value	\$ 1,641,192.37

Proceeds of Sale in Year 12

Sales Price	1,641,192.37
1st Mortgage Payoff	(636,339.14)
2nd Mortgage Payoff	(180,000.00)
Cost of Sale	(98,471.54)
Capital Gains	(152,035.07)
After-Tax Cash	574,346.61

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
Capital Improvements		0	0	0	0	0	0
FMV Multiplier							
Market Value	1,200,000	1,189,333	1,224,613	1,260,952	1,298,380	1,336,932	1,376,640
1st Mortgage Balance		772,077	763,581	754,470	744,701	734,226	722,994
2nd Mortgage Balance		180,000	180,000	180,000	180,000	180,000	180,000
Total Debt	960,000	952,077	943,581	934,470	924,701	914,226	902,994
Cost of Sale							
Cash at Sale							
Adjusted Basis		1,166,545	1,131,636	1,096,727	1,061,818	1,026,909	992,000
Accumulated Passive Losses							
Gain on Sale (after write-offs)							
Capital Gains Taxes							
After-tax Cash Proceeds of Sale							
Breakdown of Total Equity:							
Original DownPayment	240,000	240,000	240,000	240,000	240,000	240,000	240,000
Reserves	50,000	51,000	52,020	53,060	54,122	55,204	56,308
Principal Paydown on Debt		7,923	16,419	25,530	35,299	45,774	57,006
Appreciation		-10,667	24,613	60,952	98,380	136,932	176,640
Total Equity with Reserves	290,000	288,257	333,053	379,542	427,800	477,909	529,954

Year (End)	7 12/5/2016	8 12/5/2017	9 12/5/2018	10 12/5/2019	11 12/5/2020	12 12/5/2021
Capital Improvements		0	0	0	0	0
FMV Multiplier						
Market Value	1,417,539	1,459,665	1,503,055	1,547,747	1,593,779	1,641,192
1st Mortgage Balance	710,950	698,035	684,186	669,337	653,413	636,339
2nd Mortgage Balance	180,000	180,000	180,000	180,000	180,000	180,000
Total Debt	890,950	878,035	864,186	849,337	833,413	816,339
Cost of Sale						98,472
Cash at Sale						726,382
Adjusted Basis	957,091	922,182	887,273	852,364	817,455	782,545
Accumulated Passive Losses						0
Gain on Sale (after write-offs)						760,175
Capital Gains Taxes						152,035
After-tax Cash Proceeds of Sale						574,347
Breakdown of Total Equity:						
Original DownPayment	240,000	240,000	240,000	240,000	240,000	240,000
Reserves	57,434	58,583	59,755	60,950	62,169	63,412
Principal Paydown on Debt	69,050	81,965	95,814	110,663	126,587	143,661
Appreciation	217,539	259,665	303,055	347,747	393,779	441,192
Total Equity with Reserves	584,023	640,213	698,623	759,360	822,534	888,265

