

Property Name: Office Building #3
 Case Description: \$2,900 per month scenario
 Address: 123 Main Street
 Stone Mountain, GA

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[Rental Income & Expenses](#)

Rent Roll	Click for Rent Roll	\$ 24,000
Operating Expenses:	Click for Expenses	\$ 1,000

[Property Costs & Characteristics](#)

Purchase Price of Rental Property	Building Purchase Price	\$ 399,999
	Initial Improvements	
	Closing Costs	\$ 2,000
	Stamp Tax	
	Other Initial Costs	
	Other Initial Costs	\$ 401,999

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	Amount	Year Expended	Add to FMV?
Property	1,000	2	No
Improvements	1,100	3	Yes
(Non-Depreciable)	1,200	4	Yes
	1,300	5	Yes
	1,400	6	Yes
Total	\$ 6,000		

	Amount	Effective Life
Depreciable Property	Personal Property \$ 5,000	5-Year Property
	Personal Property 5,100	5-Year Property
	Personal Property 5,200	6-Year Property
	Personal Property 5,300	7-Year Property
	Personal Property 5,400	10-Year Property
	Personal Property 5,500	13-Year Property
	\$ 31,500	

Current Fair Market Value of Rental Property: \$ 425,000

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[Financing](#)

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	1st Mortgage	2nd Mortgage	3rd Mortgage
Debt Borrowed or Assumed:	\$ 100,000	\$ 100,000	\$ 100,000
Interest Rate:	7.00%	7.00%	Click for Adj Rates
Interest Only?	No	No	n/a
Compute Monthly, Half-Monthly, Fornightly	Half-Monthly		
Term or Remaining Term of Loan (Months):	360	360	360
Monthly Mortgage Payment: (formula)	\$ 332.51	\$ 665.30	\$ 665.30
Loan Origination Points (Dollars)	\$ 1,000	\$ -	\$ -

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Initial investment (Cost less Debt - Automatically Calculated) \$ 134,499

[Growth Rates, Discount Rate & Market Factors](#)

Projected Annual Rental Income Growth Rate (%)	2.20%
Projected Annual Operating Expense Increase (%):	1.50%
Projected Annual Property Appreciation Rate (%):	3.00%
Projected Future Selling Expenses (as a % of Selling Price):	2.00%
Enter Market Capitalization Rate (Cap Rate) (Optional)	6.00%
Enter Market Annual Gross Rent Multiplier (GRM) (Optional)	20.00
NPV Rate of Return (%)	10.00%

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[Income Taxes](#)

Australian Marginal Income Tax Rate:	17.0%
Medicare Tax Rate	1.5%
Are your Capital Losses Limited?	Yes

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