

Input Data Screen

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Property Name: Johnson Property
Case Description: 1150 per month

I

Rental Income & Expenses

	Monthly Rent	Annualized
Projected Annual Rental Income:	\$ 1,150	\$ 13,800
Annual Rental Income Increase (%):		2.50%
Projected Vacancy Rate (%):		5.00%
Projected Annual Operating Expenses:		
Insurance	750	
Maintenance	1,200	
Property Taxes	1,450	
Repairs		
Trash Removal		
Other		
Other		\$ 3,400
Annual Operating Expense Increase (%):		2.0%

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II

Property Characteristics

Residential, Commercial Property or Raw Land?	Residential	▼
Purchase Price of Rental Property:	Purchase Price	\$ 125,000
	Closing Costs	
	Other	
	Land (non depreciable)	\$ 5,000
		\$ 130,000
Current Fair Market Value of Rental Property:		\$ 135,000
Expected Appreciation Rate on Rental Property (%):		3.0%
Future Selling Expenses (as a % of Selling Price):		6.0%

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III

Financing

Debt Borrowed or Assumed:		\$ 110,000
Interest Rate:		5.25%
Term or Remaining Term of Loan (Months):		360
Monthly Mortgage Payment: (formula)		\$607.42
Additional Principal Payment		
Loan Origination Points		
Initial investment (Cost less Debt - Automatically Calculated)		\$ 20,000

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IV

Income Taxes

Your Federal Ordinary Income Tax Rate:	15.0%	▼
Your Federal Long-Term Capital Gains Rate:	10%	▼
Your State Income Tax Rate:	4%	▼
Are Your Losses Limited by the Passive Loss Rules?	Yes	▼

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