

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 to Enter Income](#)
 Operating Expenses: [Click to Enter Expenses](#)

Property Costs & Characteristics

Residential, Commercial Property or Raw Land? Commercial [Help](#)

Purchase Price of Rental Property	Building Purchase Price	
	Initial Improvements	
	Closing Costs	
	Other Initial Costs	
	Personal Property	7-Year Property
	Cost Allocated to Land	\$ -

Improvement Description	Cost Amount	Year Improvement Made	Will the improvement increase the property's FMV?
Future Property Improvements		2	No
		2	Yes
		3	Yes
		18	Yes
		20	Yes
Total Improvements Made	\$ -		

Current Fair Market Value of Rental Property: \$ - [Help](#)

Financing

[View Amortization Schedules](#) Variable Interest

	1st Mortgage	2nd Mortgage	3rd Mortgage
Debt Borrowed or Assumed:			
Interest Rate:	5.00%	5.00%	Click for Adj Rates
Interest Only?	No	No	n/a
Term or Remaining Term of Loan (Months):	60	60	60
Monthly Mortgage Payment: (formula)	\$ -	\$ -	\$0.00
Loan Origination Points (Dollars)	\$ -	\$ -	\$ -

Initial investment or Down Payment (Cost less Debt - Automatically Calculated) \$ -

Growth Rates, Discount Rate & Market Factors

Projected Annual Rental Income Growth Rate (%)	5.00%
Projected Annual Operating Expense Increase (%):	3.00%
Projected Annual Property Appreciation Rate (%):	2.00%
Projected Future Selling Expenses (as a % of Selling Price):	6.00%
Enter Market Capitalization Rate (Cap Rate) (Optional)	3.00%
Enter Market Annual Gross Rent Multiplier (GRM) (Optional)	3.00
Net Present Value (NPV) Rate of Return (%) (Optional)	10.00%

Income Taxes

Federal Marginal Income Tax Rate: 0.0% [Help](#)
 Federal Long-Term Capital Gains Rate: 0%
 State Marginal Income Tax Rate: 0%
 Are Your Losses Limited by the Passive Loss Rules? No [View Report](#)

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