

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](#) \$ 60,000
 Operating Expenses: [Click for Expenses](#) \$ 3,700

Property Characteristics

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

Purchase Price of Rental Property	Building Purchase Price	\$ 500,000	
	Initial Improvements	\$ 10,000	
	Closing Costs	\$ 2,500	
	Other Initial Costs		
	Personal Property	\$ 10,000	7-Year Property
	Cost Allocated to Land	\$ 20,000	\$ 542,500

Initial investment (Cost less Debt - Automatically Calculated) \$ 367,500

Property	Amount	Year Expended	Add to FMV?
Carpet	5,000	2	No
Improvements	4,000	2	Yes
	3,000	3	Yes
	2,000	18	Yes
	1,000	20	Yes
Total	\$ 15,000		

Current Fair Market Value of Rental Property: \$ 550,000 [Help](#)

Financing

[View Amortization Schedules](#)

Variable Interest

	1st Mortgage	2nd Mortgage	3rd Mortgage
Debt Borrowed or Assumed:	\$ 175,000		
Interest Rate:	5.25%	6.00%	Click for Adj Rates
Interest Only?	No	n/a	n/a
Term or Remaining Term of Loan (Months):	360	360	360
Monthly Mortgage Payment: (formula)	\$ 966.36	\$ 0.00	\$ 0.00
Additional Principal Payment	n/a	\$ -	n/a
Loan Origination Points (Dollars)		\$ -	\$ -

Growth Rates, Discount Rate & Market Factors

Projected Annual Rental Income Growth Rate (%)	6.00%
Projected Annual Operating Expense Increase (%):	3.00%
Projected Annual Property Appreciation Rate (%):	2.00%
Projected Future Selling Expenses (as a % of Selling Price):	7.00%
Enter Market Capitalization Rate (Cap Rate) (Optional)	2.55%
Enter Market Annual Gross Rent Multiplier (GRM) (Optional)	36.83
NPV Rate of Return (%)	10.00%

Income Taxes

Federal Marginal Income Tax Rate: 10.0%
 Federal Long-Term Capital Gains Rate: 15%
 State Marginal Income Tax Rate: 6%
 Are Your Losses Limited by the Passive Loss Rules? No

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