

Property Name: ReMax REO
Case Description:
Address: 2112 Mallory St
Address: Atlanta GA 30032

- Sensitivity Analysis
- Executive Report
- Main Report
- User Guide
- Graphs & Reports
- APOD Report

I Rental Income & Expenses

Rental Income / Rent Roll: Enter Rent Roll
 Operating Expenses: Enter Expenses
 Enter Average Vacancy Rate: 4.50%
 Annual Rental Income Growth Rate (%): 4.00%
 Annual Operating Expense Increase (%): 2.00%

II Property Costs & Characteristics

Select Residential, Commercial Property or Raw Land: Single-Family
 Number of Units / Total Square Footage of Property: 1 / 3,200
 Purchase Price of Rental Property:

Contract Purchase Price	\$ 250,000
Initial Improvements	\$ 2,500
Closing Costs	\$ -
Other Initial Costs	-
Other Initial Costs	-
Enter 5-Year Personal Property =>	\$ -
% of Cost Allocated to Land	20.00% \$ 252,500

Current Fair Market Value (FMV) of Rental Property: \$ 275,000
 Annual Appreciation Rate (%): 2.50%
 Future Selling Expenses (as a % of Selling Price): 6.00%

Description	Amount	Select Year Improvement to be Made	Will the improvement increase the property's FMV?
Future Property	\$ -	2	No
Improvements	\$ -	2	No
	\$ -	2	No
	\$ -	2	No
	\$ -	2	No
	\$ -	2	No
	\$ -	2	No
Total	\$ -		

III Financing

Amort Schedules

	Mortgage #1	Mortgage #2	Mortgage #3
Down Payment Percentage (of Cost)	20.0%		
Amount Borrowed or Assumed:	\$ 202,000	\$ -	\$ -
Interest Rate:	5.625%	Enter Loan Rate	Enter Loan Rate
Interest Only?	No	No	No
Enter Start Month of the Loan:	Month 1	Month 1	Month 1
Enter Start Year of the Loan:	Year 1	Year 1	Year 1
Term / Remaining Term of Loan (In Months):	360	348	360
Is this to Refinance Mortgage #1 or #2	n/a	No - New Loan	No - New Loan
Additional Monthly Principal Payments	-	-	-
Monthly Mortgage Payment: (Formula)	\$ 1,162.83	\$ -	\$ -
Loan Origination Points	-	-	-
Loan Origination Points (In Dollars)	\$ -	\$ -	\$ -

Negative Amortization Option

Negative Amortization Payment: \$ -
 Override Payment Calculated Above?: No

Initial Investment or Down Payment (Cost less Debt - Automatically Calculated): \$ 50,500
 Down Payment as a % of Cost: 20.00%
 Down Payment as a % of FMV: 18.36%

IV Income Taxes

Tax Analysis Rpt

Federal Marginal Income Tax Rate: 28.0%
 Federal Long-Term Capital Gains Rate: 15%
 State Marginal Income Tax Rate: 5%
 Are Your Losses Limited by the Passive Loss Rules?: Yes
 Like-Kind Exchange on Disposition?: No