

Cash Flow Analysis

Solo 401(k)

Duplex

Atlanta GA

Rental Activity Analysis

	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Rental Income	\$ 30,000	\$ 30,900	\$ 31,827	\$ 32,782	\$ 33,765
Other Income	-	-	-	-	-
Vacancy & Credits	(1,248)	(1,285)	(1,324)	(1,364)	(1,405)
Management Fees (if any)	-	-	-	-	-
Operating Expenses	(8,250)	(8,415)	(8,583)	(8,755)	(8,930)
Net Operating Income (NOI)	\$ 20,502	\$ 21,200	\$ 21,920	\$ 22,663	\$ 23,431
Total Mortgage Payments	(7,386)	(8,058)	(8,058)	(8,058)	(8,058)
Capital Improvements	-	-	-	-	-
UBIT Expense from Operations	N/A	N/A	N/A	N/A	N/A
Net CASH FLOW from Rent Activity	\$ 13,116	\$ 13,142	\$ 13,862	\$ 14,605	\$ 15,373

Property Sale Analysis

Projected Sale Price - Original Cost	\$ 168,000	\$ 176,400	\$ 185,220	\$ 194,481	\$ 204,205
Projected Sale Price - Improvements	-	-	-	-	-
Selling Expenses	(10,080)	(10,584)	(11,113)	(11,669)	(12,252)
Adjusted Projected Sales Price	157,920	165,816	174,107	182,812	191,953
Mortgage #1 Balance Payoff	(110,742)	(109,289)	(107,747)	(106,109)	(104,371)
Mortgage #2 Balance Payoff	-	-	-	-	-
Mortgage #3 Balance Payoff	-	-	-	-	-
UBIT Expense from Sale	N/A	N/A	N/A	N/A	N/A
Net CASH FLOW from Property Sale	\$ 47,178	\$ 56,527	\$ 66,360	\$ 76,703	\$ 87,582

Cash Position

Net Cash Generated This Year	\$ 13,116	\$ 13,142	\$ 13,862	\$ 14,605	\$ 15,373
Net Cumulative Cash Generated Previous Years	n/a	13,116	26,257	40,119	54,724
Net Cash Generated - Property Sale	47,178	56,527	66,360	76,703	87,582
Cash Inflow (Outflow) From Refinancing	-	-	-	-	-
Original Initial Investment	(48,000)	(48,000)	(48,000)	(48,000)	(48,000)
Total Net CUMULATIVE CASH Generated	\$ 12,293	\$ 34,784	\$ 58,479	\$ 83,427	\$ 109,679

Financial Ratios

Debt Coverage Ratio (DCR)	2.78	2.63	2.72	2.81	2.91
Loan to Value Ratio (LVR)	65.9%	62.0%	58.2%	54.6%	51.1%
Capitalization Rate Based on Cost	12.81%	13.25%	13.70%	14.16%	14.64%
Capitalization Rate Based on FMV	12.20%	12.02%	11.83%	11.65%	11.47%
Value of Property Using This Cap Rate	0.00%	-	-	-	-
Gross Rent Monthly Multiplier (GRM)	67.20	68.50	69.84	71.19	72.57
Gross Rent Yearly Multiplier (GRM)	5.60	5.71	5.82	5.93	6.05
Value of Property Using Your GRM	-	-	-	-	-
Net Present Value (NPV)	0.00%	12,293	34,784	58,479	83,427
Cash on Cash Return with Equity BuildUp	25.61%	37.30%	28.62%	23.43%	19.97%
Cash on Cash Return before Taxes	27.32%	27.38%	28.88%	30.43%	32.03%
Cash on Cash Return after Taxes	27.32%	27.38%	28.88%	30.43%	32.03%
Cumulative Internal Rate of Return (IRR)	25.61%	34.91%	36.74%	36.89%	36.54%
Modified Internal Rate of Return (MIRR)	25.61%	31.33%	30.42%	28.64%	26.85%