

INVESTMENT SCENARIO BREAKDOWN

CASH COSTS	RATE	TOTAL
Down Payment	20%	\$97,980
Agency Fees		\$0
Legal Fees		\$1,100
Renovations		\$0
Repairs		\$0
Total Cash Needed		\$99,080

DEBT SERVICE		
Loan to Value Ratio		80%
New Loan Amount		\$391,920
Interest Rate		4.75%
Amortization Period (in years)		30
Monthly Mortgage Payment		\$2,034

OPERATING EXPENSES (Monthly)		
Property Tax (estimated)		\$95
Insurance (landlord insurance)		\$45
Utilities (paid by tenant)		\$0
Total Expenses		\$140

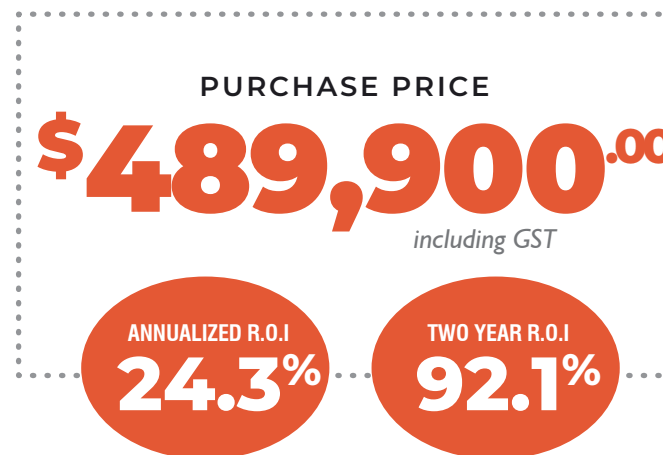
RENTAL INCOME (Monthly)		
Monthly Rent		\$2,400

NET INCOME (Monthly)		
Estimated Capitalization Rate		5.54%
Estimated Cashflow		\$226



Street Towns
CHELSEA CHESTERMERE

± 1,547 SQ.FT. / 3 Bed / 2.5 Bath
Main Floor ± 760 SQ.FT. / Upper Floor ± 787 SQ.FT.



LONG TERM ECONOMICS (estimated)

Initial Value	\$489,900
Market Growth Rate	7.25%
Rental Growth Rate	3.00%
Expense Growth Rate	4.00%

YEAR	ASSET VALUE	LOAN BALANCE	CASH FLOW	EQUITY	TOTAL RETURN
1	\$525,418	\$385,822	\$2,718	\$142,313	43.6%
2	\$563,511	\$379,431	\$3,515	\$190,312	92.1%
3	\$604,365	\$372,733	\$4,335	\$242,199	144.4%
4	\$648,182	\$365,713	\$5,179	\$298,214	201.0%
5	\$695,175	\$358,356	\$6,047	\$358,612	261.9%