Investment Property Worksheet
200 1st St Excselsior

Property Information							
			# Units:	13	Price/Unit:		$53,077
Purchase Cost:	$ 690,000.00						
Down Payment:	$ 172,500.00	25%					
Financing:	Loan Amount:	$ 517,500.00	Rate:	4.0%	P&I:		$2,470.62
		((amortized over 30 years))					
Land Value:	$ 172,500.00						
Personal Property Value:	$ -	X	20	%	=		$ -
Building Value:	$ 517,500.00	X	3.636	%	=		$ 18,816.30
			Total Estimated Depreciation:				**$ 18,816.30**
Annual Rent at Full Occupancy:							
Annual Garage Income:	$ -						
Annual Laundry Income:							
Annual Other Income:							
Vacancy 5%							
Gross Operating Income:	**$ 108,000.00**						

Real Estate Tax:	8184
Insurance:	$ 5,448.00
Gas	$ 6,282.00
Water/Sewer:	$ 6,351.00
Trash Removal:	$ 2,036.00
Electric	$ 1,720.00
Maintenance	
Management	
Lanw/snow	
Total Operating Expenses:	**$ 30,021.00**

Please use your own numbers when evaluating the property. Be aware that insurance costs are also increasing in the Twin Cities.
Information deemed reliable but is not guaranteed.

Analyzing the Benefits	
Gross Operating Income:	$ 108,000.00
Minus Operating Expenses:	$ 30,021.00
Equals Net Operating Income:	$ 77,979.00
Minus Annual Debt Service:	$ 29,647.49
Equals CASH FLOW before tax:	**$ 48,331.51**
Annual Debt Service:	$ 29,647.49
Minus Interest:	#NAME?
Equals PRINCIPAL REDUCTION:	**#NAME?**
Net Operating Income:	**$ 77,979.00**
Minus Interest:	#NAME?
Minus Total Depreciation:	$ 18,816.30
Equals Taxable Income:	#NAME?
Times Tax Bracket:	35%
Equals TAX PAID OR SAVED:	**#NAME?**
5% APPRECIATION:	**$ 34,500.00**

Analyzing Rates of Returns						

Return on Investment with Appreciation:	#NAME?
Return on Investment without Appreciation:	#NAME?
Cap Rate:	11.30%

This operating pro forma is provided to assist potential investors with a general overview of the property. Serendipity Realty and the Seller make no representations or warranties as to the completeness or accuracy of the information contained herein: no legal obligations or commitment shall arise by reason of this pro forma or it's contents. All potential buyers are encouraged to conduct their own investigation to satisfy themselves as to the property's condition and operation. The property and improvements described in this pro forma are being sold on an "AS IS" basis. This pro forma is subject to modifications and/or withdrawl from the market by the Seller at any time without prior notice.

Please respect the owner's desire that the management or the employees at this property are not to be disturbed and that all visits to the property be scheduled through Serendipity Realty.