

Input Data Summary
Pentium Place
12,000 Sq. Ft Office Building

September 28, 2009
Investit Decisions
Real Estate Investment Yearly

Investment Analysis

Note

For information on Revenue, Expenses and Vacancy inputs and projections see the Revenue, Expense and Vacancy projection description reports.

Project Information

Analysis Period	10 years
Starting date	January Year 1
Purchase Price	\$ 1,600,000
Acquisition Cost	48,000 3.00%
Total Purchase Price	<u>\$ 1,648,000</u>
Building Area	14,000 Sq. Ft
Rentable Area	12,000 Sq. Ft
Land Area	0 Sq. Ft
Frontage	0 Ft

Investor Information

Marginal Tax Rate	35.00%
Capital Gain Tax Rate	15.00%
Recaptured Deprec. Tax Rate	25.00%

Desired Return on Investment (Discount Rate)

Before Tax:	13.00%
After Tax:	8.45%

Short Term Reinvestment Rates

Before Tax:	2.500%
After Tax:	1.625%

Short Term Financing Rates

Before Tax:	7.500%
After Tax:	4.875%

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Active Investor with no Loss limitation

Total Invested in Year 1 is \$ 1,648,000

	Investment Type	Date	Amount	Recovery Period Years
Land	Land (No Depreciation)	Jan, Year 1	\$ 648,000	-
Improvements	Commercial Property. Straight Line	Jan, Year 1	\$ 1,000,000	39.00

Financing

First Mortgage

Starts: January Year 1
Type: Standard Mortgage
Amount: \$ 950,000
Interest Rate: Fixed
Payment Frequency: Monthly
Compounding Frequency: Monthly
Addit. Payments/Borrowing: No
Rounding: Up to Nearest Cent
No of Terms: 1

Term	Time Period	Nominal Annual Interest Rate	Amortization
1	11 yrs & 0 mos	7.000%	25 yrs & 0 mos

Sale Information

Sale price at the end of 10 years is \$ 2,428,090 based on the income for the year following sale and a Cap Rate of 8.00%

Selling Expenses

Selling Expenses 1.00% of the Sale Price
Legal 2.00% of the Sale Price

Real Estate Commissions 5.00% of the Sale Price

Allocation of Improvements on Sale Same ratio as on acquisition