

CASH FLOW - \$2,000,000

PRESTIGE LANDING
PROPOSED PURCHASE PRESTIGE LANDING FROM THE ESTATE OF CLAUDE GAUVIN
PURCHASE PRICE @ \$2,000,000 (INCLUDING LAND & BUILDING)

PRESTIGE LANDING - ESTIMATED RETURN

PROPOSED OWNERSHIP	NAME INVESTOR #1	NAME INVESTOR #2
	50%	50%
PURCHASE PRICE (ESTIMATED)	\$ 2,000,000	
ADDITIONAL LAND IMPROVEMENT	\$ -	
OTHER	\$ -	
TOTAL	\$ 2,000,000	\$ 1,000,000
		\$ 1,000,000
FINANCING		
TOTAL	\$ 2,000,000	
LESS:		
LAND & BUILDING FINANCING @ 75%	\$ (1,500,000)	\$ (750,000)
CASH TO CLOSE	\$ 500,000	
LESS:		
CASH TO CLOSE - INVESTOR #1	\$ (250,000)	
CASH TO CLOSE - INVESTOR #2	\$ (250,000)	
	\$ -	
MONTHLY LOAN PAYMENT (ESTIMATED)	\$ 10,746	
PROPOSED RENTAL CHARGES	\$ 162,662	\$ 81,331
		\$ 81,331
PROPOSED RENTAL CHARGES	\$ 162,662	
LESS:		
ADJUSTMENTS	\$ -	
NET INCOME RELATING TO BUILDING	\$ 162,662	
SHARE OF OWNERSHIP (100%)	\$ 2,000,000	
ACTUAL ANNUAL INCOME - NET	\$ 162,662	
ESTIMATED CAP RATE	8.13%	



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PRESTIGE LANDING - ACTUAL INCOME PROJECTION

	ANNUAL	MONTHLY	
ANNUAL RENTAL INCOME - Bay 101 & 102 (Racz & Harvest Financial)	\$ 31,337	\$ 2,611.38	2012 Rate
ANNUAL RENTAL INCOME - Bay 103 & 104 (Rio Bow)	\$ 26,368	\$ 2,197.35	2012 Rate
ANNUAL RENTAL INCOME - Bay 105 & 106 (H&R Block)	\$ 23,072	\$ 1,922.67	2012 Rate
ANNUAL RENTAL INCOME - Bay 107 (Cash Store)	\$ 18,576	\$ 1,547.96	2012 Rate
Total Commercial	\$ 99,352		
Residential Apartment #1	\$ 12,000	\$ 1,000.00	Actual
Residential Apartment #2	\$ 10,800	\$ 900.00	Actual
Residential Apartment #3	\$ 10,800	\$ 900.00	Actual
Residential Apartment #4	\$ 10,800	\$ 900.00	Actual
Residential Apartment #5	\$ 10,800	\$ 900.00	Actual
Residential Apartment #6	\$ 10,800	\$ 900.00	Actual
Residential Apartment #7	\$ 12,000	\$ 1,000.00	Actual
Total Residential	\$ 78,000		
TOTAL ANNUAL INCOME	\$ 177,352		
LESS:			
ESTIMATED VACANCY RATE	\$ -	0%	
TOTAL ANNUAL INCOME - ADJUSTED FOR VACANCY	\$ 177,352		
LESS:			
COMMON & SHARED EXPENSES			
PROPERTY TAXES	\$ (16,556.36)	2011 ACTUAL	
GARBAGE REMOVAL	\$ (1,440.10)	2011 ACTUAL	
REPAIRS	\$ (3,439.12)	2011 ACTUAL	
WATER	\$ (3,935.27)	2011 ACTUAL	
BUILDING INSURANCE	\$ (4,800.00)	ESTIMATED	
WATER	\$ (1,122.79)	2011 ACTUAL	
TOTAL ANNUAL INCOME - NET OF OPERATING EXPENSES	\$ 146,058.68		
ADD:			
RECOVERABLE SHARE OF OPERATING EXPENSES - COMMERCIAL (TRIPLE NET)	\$ 16,603	2011 ACTUAL	
TOTAL ANNUAL INCOME - NET	\$ 162,662		
 MORTGAGE INTEREST (2013)	 \$ (87,280)		
NET INCOME - AFTER INTEREST	\$ 75,381	ESTIMATED	

Prepared by GH&A - Unaudited

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PRESTIGE LANDING - REQUIRED INCOME PROJECTION

PROPOSED CAP RATE	8.00%
SHARE OF OWNERSHIP (100%)	\$ 2,000,000
REQUIRED ANNUAL INCOME	\$ 160,000
REQUIRED MONTHLY INCOME	\$ 13,333
PROPOSED MONTHLY INCOME	\$ 13,333
LESS:	
SHARE OF MONTHLY LOAN PAYMENT (100%)	\$ 10,746
POSITIVE CASH FLOW	\$ 2,587 ESTIMATED

**THIS SHEET IF PROTECTED - NO
PASSWORD** ENTRY FIELD

PRESTIGE LANDING - VALUATION

ESTIMATED ANNUAL INCOME	\$ 162,662
DIVIDED BY:	
PROPOSED CAP RATE	8.00%
BUILDING VALUATION	\$ 2,033,271