

# INVESTOR JOINT VENTURE PERFORMANCE

Property Purchase Price

INVESTMENT

Commulative R.O.I NAN%

CASH FLOW

\$0

## INVESTMENT OVERVIEW

Purchase Price		
Market Value		
Mortgage Amount 1st	\$0	
Down Payment	\$0	
Reserve Fund	\$0	
Administration & Acquisition	\$0	
Home Inspection	\$0	
Immediate Repair and Maintenance	\$0	
Immediate Renovations	\$0	
Construction Contingency	\$0	
Closing costs	\$0	
<b>TOTAL INVESTMENT</b>	\$0	
<b>COST PER SQ. FT.</b>		

## PROPERTY SPECS

MLS Number		Type:		Basement:	
Beds:		Year:		Lot Dimensions:	
Baths:		Total SF:		Tax Amount:	
Levels:		Garage:		Zoning:	

## HIGHLIGHTS

## FLOOR PLANS

## ESTIMATED MONTHLY EXPENSES &amp; CASH FLOW

## FINANCING

Mortgage Amount 1st

TOTAL DEBT FINANCING

## COST

Condo Fees (if applicable) \$0

Utilities \$0

Property Taxes \$0

Insurance \$0

Bookkeeping \$0

Property Management @ 0% \$0

TOTAL RENTAL EXPENSES \$0

## SOFT COST

Vacancy Allowance @ 0%

Repairs and Maintenance Allowance @ 0%

TOTAL SOFT COST \$0

## CASH FLOW

Monthly Rental Income \$0

Minus Debt Financing

Minus Rental Expenses \$0

TOTAL MONTHLY CASH FLOW \$0

## PROJECTED INVESTMENT RESULTS

DURATION EXAMPLE	1 YEAR	Property	FINANCIAL INVESTOR
Principal, Down Payment, Appreciation & Equity	Appreciation		
Cash Flow			
Soft Costs (If not expended)			
<b>TOTAL PROFIT BEFORE SELLING COSTS</b>			
	YEAR ONE R.O.I.		
	CAP RATE		

DURATION EXAMPLE	5 YEARS	Property	FINANCIAL INVESTOR
Estimated Sale Price After Investment Duration	Appreciation		
Remaining Mortgage Balance			
Principal Reduction, Appreciation & Equity			
Cash Flow			
Soft Costs (If not expended)			
Initial Investment Payback			
Selling Costs			
<b>TOTAL PROJECTED PROFIT</b>			
	TOTAL R.O.I.		
	ANNUAL R.O.I.		

DURATION EXAMPLE	10 YEARS	Property	FINANCIAL INVESTOR
Estimated Sale Price After Investment Duration	Appreciation		
Remaining Mortgage Balance			
Principal Reduction, Appreciation & Equity			
Cash Flow			
Soft Costs (If not expended)			
Initial Investment Payback			
Selling Costs			
<b>TOTAL PROJECTED PROFIT</b>			
	TOTAL R.O.I.		
	ANNUAL R.O.I.		

Notes: \*All values and percentages are forecasted estimates based on current market conditions and are subject to change\*. \*Unused maintenance and vacancy monies are included in the total projected profit and may have to be expended during the life of the investment. If unused maintenance and vacancy funds remain at the investment conclusion they will be divided in accordance with the joint venture contract\*. \*The duration example is a guide and no exact term will be specified in the joint venture contract. Regular reviews of the investment will occur\*. \*This Performa does not guarantee a return on investment\*.

**Calculations are rounded to the nearest whole number.**

This calculator is for illustrative purposes only. Users should not rely on this calculator to make any financial decisions. While every effort is made to keep this tool up-to-date, Commonwealth Home Ownership Inc. does not guarantee the accuracy, reliability or completeness of any information or calculations provided by this calculator. Commonwealth Home Ownership Inc. is not liable for loss or damage of any kind arising from the use of this tool.