

INVESTOR JOINT VENTURE PERFORMANCE

Property Purchase Price \$249,000

INVESTMENT

\$15,000

Commulative R.O.I 2247%

CASH FLOW

\$900

INVESTMENT OVERVIEW

Purchase Price		\$249,000
Market Value		\$350,000
Mortgage Amount 1st	@ 95%	\$249,850
Down Payment	@5.0%	\$12,450
Reserve Fund		\$0
Administration & Acquisition		\$500
Home Inspection		\$550
Immediate Repair and Maintenance		\$0
Immediate Renovations		\$0
Construction Contingency		\$0
Closing costs		\$1,500
TOTAL INVESTMENT		\$15,000
COST PER SQ. FT.		

PROPERTY SPECS

MLS Number		Type:		Basement:	
Beds:		Year:		Lot Dimensions:	
Baths:		Total SF:		Tax Amount:	2316
Levels:		Garage:		Zoning:	

HIGHLIGHTS

FLOOR PLANS

ESTIMATED MONTHLY EXPENSES & CASH FLOW

FINANCING

Mortgage Amount 1st	@ 95%	\$1,197
TOTAL DEBT FINANCING		\$1,197

COST

Condo Fees (if applicable)		\$0
Utilities		\$0
Property Taxes		\$193
Insurance		\$100
Bookkeeping		\$0
Property Management	@ 10%	\$160
TOTAL RENTAL EXPENSES		\$453

SOFT COST

Vacancy Allowance	@ 8%	
Repairs and Maintenance Allowance	@ 3%	
TOTAL SOFT COST		\$0

CASH FLOW

Monthly Rental Income	\$2,550
Minus Debt Financing	\$1,197
Minus Rental Expenses	\$453
TOTAL MONTHLY CASH FLOW	\$900

PROJECTED INVESTMENT RESULTS

DURATION EXAMPLE	1 YEAR	Property	FINANCIAL INVESTOR
Principal, Down Payment, Appreciation & Equity	@2% Appreciation	\$111,394	
Cash Flow		\$10,801	
Soft Costs (If not expended)			
TOTAL PROFIT BEFORE SELLING COSTS		\$122,194	\$122,194
		YEAR ONE R.O.I.	815%
		CAP RATE	12%

DURATION EXAMPLE	5 YEARS	Property	FINANCIAL INVESTOR
Estimated Sale Price After Investment Duration	@2% Appreciation	\$386,428	
Remaining Mortgage Balance		\$203,986	
Principal Reduction, Appreciation & Equity		\$182,442	
Cash Flow		\$54,003	
Soft Costs (If not expended)		\$0	
Initial Investment Payback		\$15,000	
Selling Costs		\$15,457	
TOTAL PROJECTED PROFIT		\$205,988	\$205,988
		TOTAL R.O.I.	1373%
		ANNUAL R.O.I.	275%

DURATION EXAMPLE	10 YEARS	Property	FINANCIAL INVESTOR
Estimated Sale Price After Investment Duration	@2% Appreciation	\$426,648	
Remaining Mortgage Balance		\$165,592	
Principal Reduction, Appreciation & Equity		\$261,056	
Cash Flow		\$108,006	
Soft Costs (If not expended)		\$0	
Initial Investment Payback		\$15,000	
Selling Costs		\$17,066	
TOTAL PROJECTED PROFIT		\$336,996	\$336,996
		TOTAL R.O.I.	2247%
		ANNUAL R.O.I.	225%

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.