

PROPERTY TITLE
Property Description

Input White
Cells Only

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Current Property Market Value (Sale Price) **\$363,000**

\$363,000 100%

Inspection, Appraisal, Mortgage, Legal, Registration \$1,000
Government Property Transfer Taxes or Fees \$5,260
Total Closing Cost (Value) of Property \$369,260

\$1,250
\$5,260
\$369,510 102%

Default No Financing 0%
Mortgage Size \$0
Annual Debt Service (Mortgage Payments) \$0

Loan to Value Financing 63%
\$232,791 63%
Mortgage Note \$13,220
3% int, 1 yr term, 25yr AM, Monthly Pmt

Total Cash Invested with Zero Financing \$369,260 100%

Cash Invested \$136,719 37%

First Year Revenue
Annual Gross Rents \$16,200
Additional Revenue (Laundry, Parking etc) \$0
Total Gross Revenue \$16,200 100%

First Year Revenue
\$16,200
\$0
\$16,200 100%

First Year Expense
Property Taxes \$1,181
Strata or Other Fees \$2,520
Insurance \$250
Utilities (Heat, Light, Garbage, Water etc) \$0
Accounting, Legal, Other \$0
% Maintenance & Repairs & Contingency \$324 2%
% Vacancy or Loss of Revenue \$324 2%
% Management & Promotion \$324 2%
Total Annual Expenses \$4,923 30%

First Year Expense
\$1,181
\$2,520
\$250
\$0
\$0
\$324 2%
\$324 2%
\$324 2%
\$4,923 30%

Net Operating Income (NOI) NOI
Gross Revenue Less Expenses **\$11,277 70%**

NOI
\$11,277 70%

Net Operating Income AFTER Debt Service \$11,277

(\$1,943)

Cash on Cash Return on Investment (ROI) ROI
NOI After Debt Service / Cash Invested **3.1%**

**HIGHER YIELD
IS BETTER**

ROI
-1.4%

10 Year Government Treasury Bond Yield 1.7%
CASE STUDY ROI Yield is 1.3%
MORE than 10yr Bond

**MORE
IS BETTER**

1.7%
-3.1%
LESS than 10yr Bond

Consumer Price Index (CPI) 1.0%

1.0%

Real Rate of Return (After Inflation) Real ROI
Cash on Cash Yield Less CPI (Real Yield) **2.1%**

**HIGHER RETURN
IS BETTER**

Real ROI
-2.4%

Capitalization Rate (Cap Rate) Cap Rate
NOI / Market Value (Sale Price) **3.1%**

**HIGHER CAP RATE
IS BETTER**

Cap Rate
3.1%

Gross Revenue Multiplier (GRM) GRM
Market Value / Gross Revenue **22.8**

**LOWER GRM
IS BETTER**

GRM
22.8