

Property Name: Office Building #3
Case Description: \$2,900 per month scenario
Address: 123 Main Street
 Stone Mountain, GA

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Rental Income & Expenses

Rent Roll \$ 2,500
 Operating Expenses: \$ 833
 Annual Operating Expense Increase (%): 2.0% [Help](#)

Property Characteristics

Residential, Commercial Property or Raw Land? Commercial [Help](#)

Purchase Price of Rental Property:	Purchase Price	\$ 175,000	
	Closing Costs	\$ 3,000	
	Other	\$ 1,500	
	Other		
	Land (non depreciable)	\$ 15,000	\$ 194,500

Future Property Improvements:		Year To Be	
Description	Amount	Incurred	
Carpet	5,000	4	<input type="button" value="▼"/>
		2	<input type="button" value="▼"/>
		3	<input type="button" value="▼"/>
		18	<input type="button" value="▼"/>
		20	<input type="button" value="▼"/>
Total	\$ 5,000		

Rental Square Footage: 4500
 Current Fair Market Value of Rental Property: \$ 195,000 [Help](#)
 Expected Appreciation Rate on Rental Property (%): 2.0%
 Future Selling Expenses (as a % of Selling Price): 7.0%

Financing

	1st Mortgage	2nd Mortgage	3rd Mortgage
Debt Borrowed or Assumed:	\$ 125,000	\$ -	\$ -
Interest Rate:	6.00%	0.00%	0.00%
Term or Remaining Term of Loan (Months):	360	-	-
Monthly Mortgage Payment: (formula)	\$749.44	\$0.00	\$0.00
Additional Principal Payment	\$ -	\$ -	\$ -
Loan Origination Points	-	-	-

Initial investment (Cost less Debt - Automatically Calculated) \$ 69,500

Income Taxes

Your Federal Ordinary Income Tax Rate: 10.0% [Help](#)
 Your Federal Long-Term Capital Gains Rate: 15%
 Your State Income Tax Rate: 6%
 Are Your Losses Limited by the Passive Loss Rules? No

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