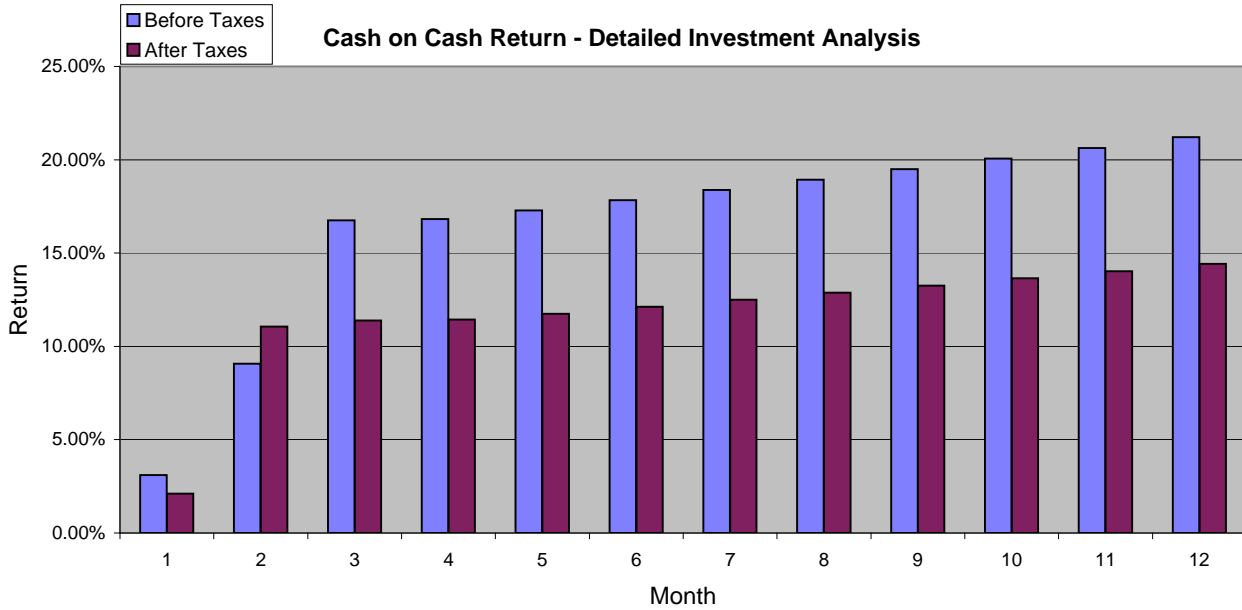


Charts and Graphs of Risk Analysis

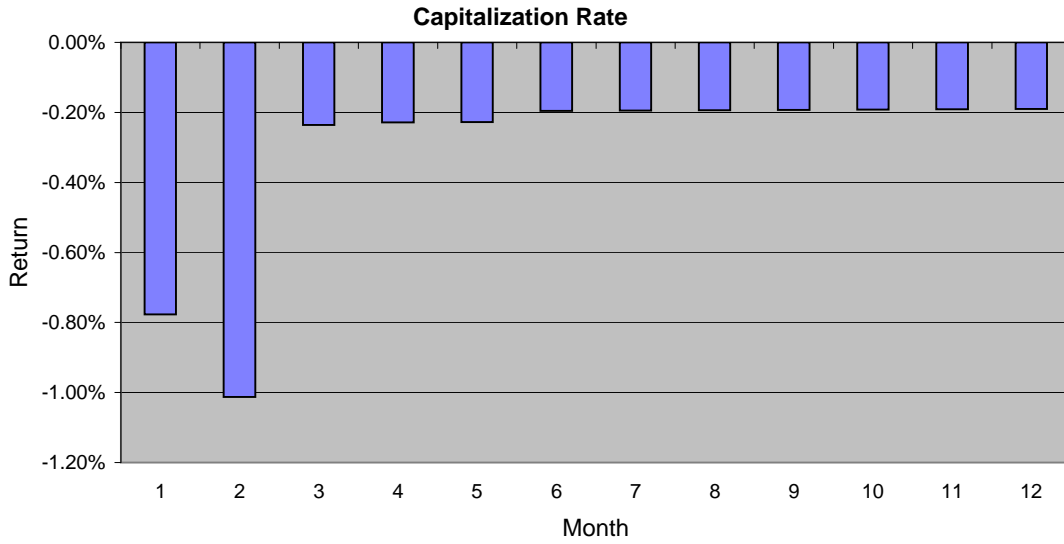
- [Home](#)
- [Johnson Property](#)
- [Best Case](#)
- [123 Main Street](#)
- [Main Report](#)
- [Stone Mountain, GA](#)
- [Help w/ Ratios](#)

Monthly Rental Income	\$ -	Initial FMV of Property	165,000
Monthly Rental Expense	(\$ 1,310)	Total Initial Debt	75,000
Purchase Price	\$ 152,000	Initial Investment	77,000
Capital Improvements	9,825		



Time Period	Net Cash Sale	Income Taxes Sale	Net Cash Operations	Income Taxes Operations	Initial Investment	Cash on Cash Before Tax	Cash on Cash After Tax
Month 1	\$ 5,393	\$ (1,185)	\$ (3,766)	\$ 419	\$ 77,000	3.11%	2.11%
Month 2	\$ 10,478	\$ (3,225)	\$ (1,964)	\$ 571		9.07%	11.06%
Month 3	\$ 16,044	\$ (5,256)	\$ (1,546)	\$ 139		16.75%	11.39%
Month 4	\$ 21,328	\$ (5,413)	\$ (5,246)	\$ 139		16.82%	11.44%
Month 5	\$ 21,866	\$ (5,666)	\$ (296)	\$ 139		17.28%	11.75%
Month 6	\$ 22,406	\$ (5,921)	\$ (255)	\$ 120		17.83%	12.12%
Month 7	\$ 22,950	\$ (6,176)	\$ (255)	\$ 120		18.38%	12.50%
Month 8	\$ 23,496	\$ (6,433)	\$ (255)	\$ 120		18.93%	12.88%
Month 9	\$ 24,045	\$ (6,692)	\$ (255)	\$ 120		19.50%	13.26%
Month 10	\$ 24,596	\$ (6,951)	\$ (255)	\$ 120		20.06%	13.64%
Month 11	\$ 25,150	\$ (7,212)	\$ (255)	\$ 120		20.63%	14.03%
Month 12	\$ 25,708	\$ (7,474)	\$ (255)	\$ 120		21.21%	14.42%

Charts and Graphs of Risk Analysis



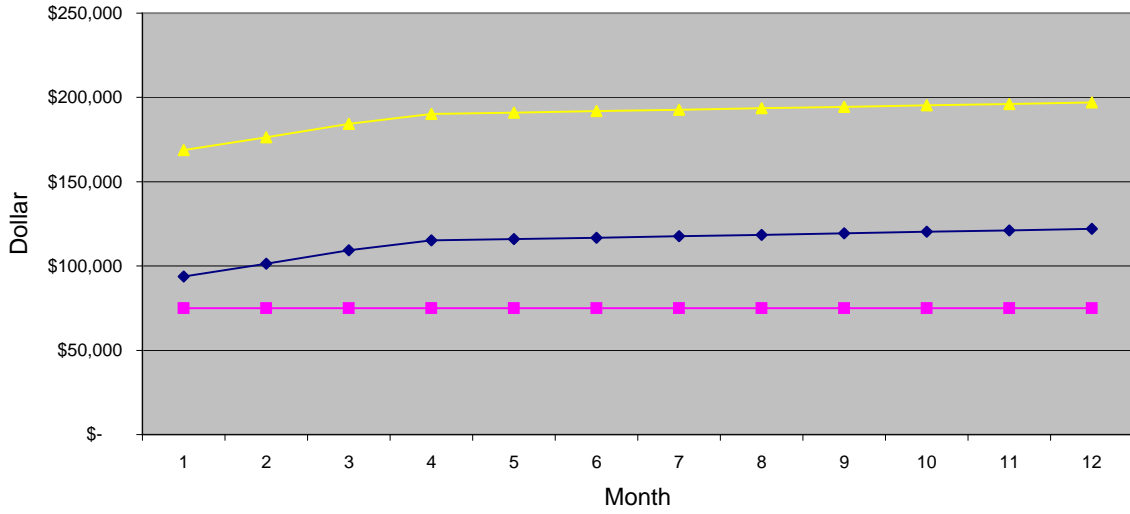
Time Period	Net Operating Income	Interest Expense	Property Value	Cap Rate
Month 1	\$ (1,310)	\$ -	\$ 168,700	-0.78%
Month 2	\$ (1,410)	\$ (375)	\$ 176,279	-1.01%
Month 3	\$ (60)	\$ (375)	\$ 184,362	-0.24%
Month 4	\$ (60)	\$ (375)	\$ 190,150	-0.23%
Month 5	\$ (60)	\$ (375)	\$ 190,991	-0.23%
Month 6	\$ -	\$ (375)	\$ 191,837	-0.20%
Month 7	\$ -	\$ (375)	\$ 192,687	-0.19%
Month 8	\$ -	\$ (375)	\$ 193,542	-0.19%
Month 9	\$ -	\$ (375)	\$ 194,400	-0.19%
Month 10	\$ -	\$ (375)	\$ 195,263	-0.19%
Month 11	\$ -	\$ (375)	\$ 196,130	-0.19%
Month 12	\$ -	\$ (375)	\$ 197,002	-0.19%

Charts and Graphs of Risk Analysis



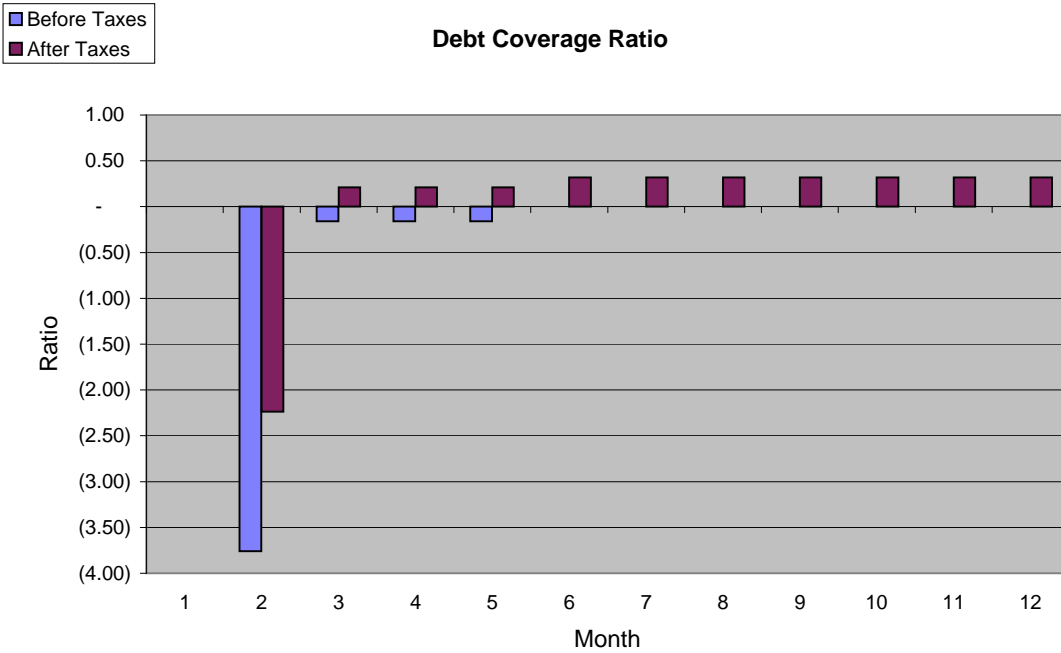
Property Equity - 12 Month Projection

[Main Report](#)



Time Period	End of Period Property Value	Loan(s) Outstanding	Property Equity	Loan to Value Ratio	Ownership Percentage	Debt to Equity
Month 1	\$ 168,700	\$ 75,000	\$ 93,700	44.5%	55.5%	80.04%
Month 2	\$ 176,279	\$ 75,000	101,279	42.5%	57.5%	74.05%
Month 3	\$ 184,362	\$ 75,000	109,362	40.7%	59.3%	68.58%
Month 4	\$ 190,150	\$ 75,000	115,150	39.4%	60.6%	65.13%
Month 5	\$ 190,991	\$ 75,000	115,991	39.3%	60.7%	64.66%
Month 6	\$ 191,837	\$ 75,000	116,837	39.1%	60.9%	64.19%
Month 7	\$ 192,687	\$ 75,000	117,687	38.9%	61.1%	63.73%
Month 8	\$ 193,542	\$ 75,000	118,542	38.8%	61.2%	63.27%
Month 9	\$ 194,400	\$ 75,000	119,400	38.6%	61.4%	62.81%
Month 10	\$ 195,263	\$ 75,000	120,263	38.4%	61.6%	62.36%
Month 11	\$ 196,130	\$ 75,000	121,130	38.2%	61.8%	61.92%
Month 12	\$ 197,002	\$ 75,000	122,002	38.1%	61.9%	61.47%

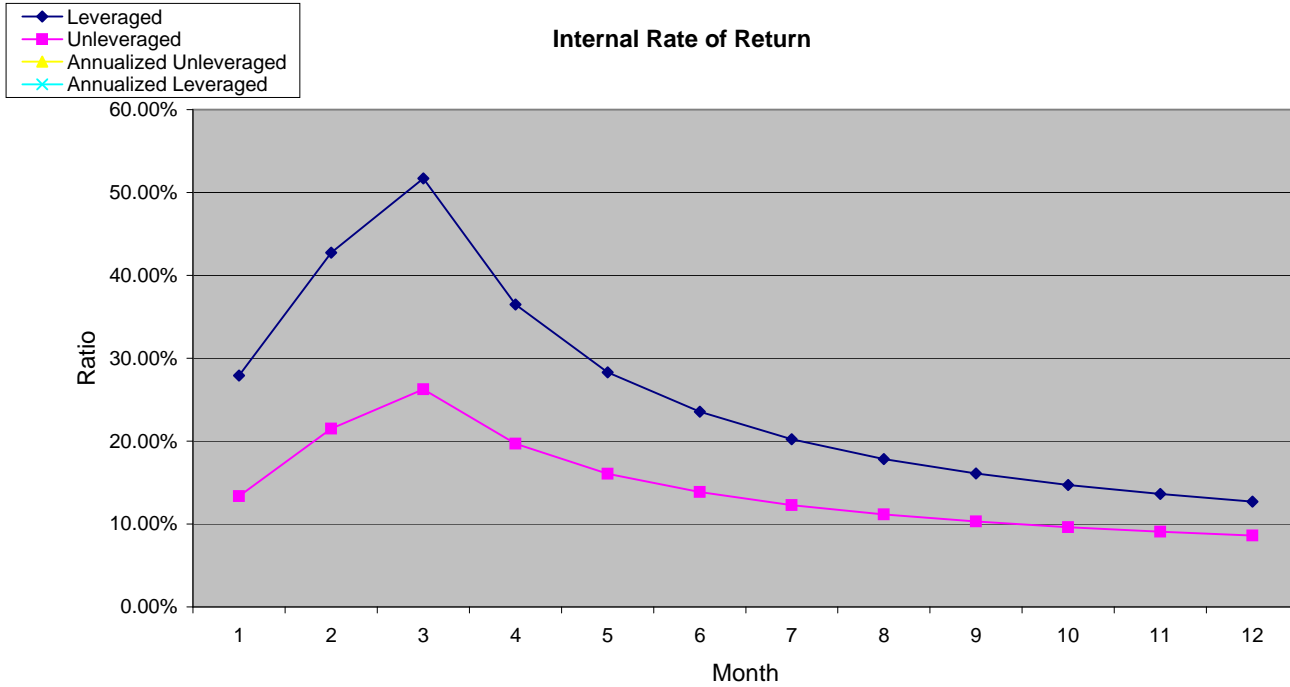
Charts and Graphs of Risk Analysis



Time Period	Net Operating Income	Mortgage Payments	Over/Under	Debt Coverage before Taxes	Debt Coverage after Taxes
Month 1	\$ (1,310)	n/a			
Month 2	\$ (1,410)	\$ (375)	\$ (1,785)	(3.76)	(2.24)
Month 3	\$ (60)	\$ (375)	\$ (435)	(0.16)	0.21
Month 4	\$ (60)	\$ (375)	\$ (435)	(0.16)	0.21
Month 5	\$ (60)	\$ (375)	\$ (435)	(0.16)	0.21
Month 6	\$ -	\$ (375)	\$ (375)	-	0.32
Month 7	\$ -	\$ (375)	\$ (375)	-	0.32
Month 8	\$ -	\$ (375)	\$ (375)	-	0.32
Month 9	\$ -	\$ (375)	\$ (375)	-	0.32
Month 10	\$ -	\$ (375)	\$ (375)	-	0.32
Month 11	\$ -	\$ (375)	\$ (375)	-	0.32
Month 12	\$ -	\$ (375)	\$ (375)	-	0.32

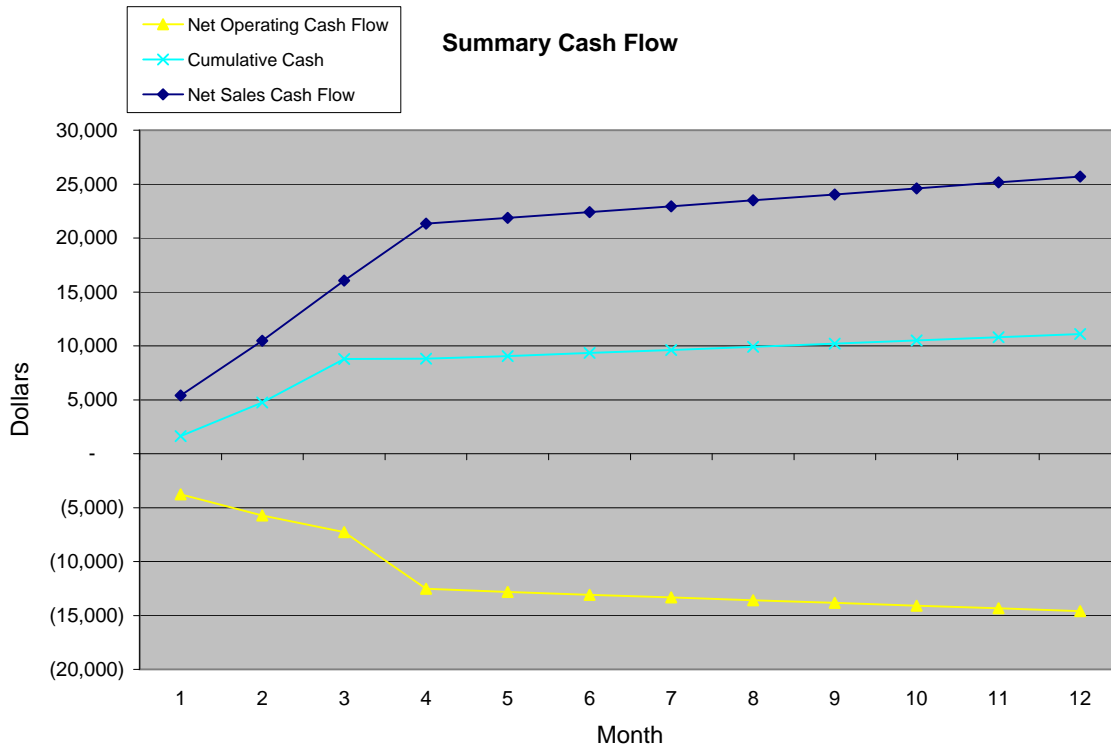
Charts and Graphs of Risk Analysis

Internal Rate of Return



<i>Time Period</i>	<i>Net Cash Flow Operations</i>	<i>Cash Flow From Sale</i>	<i>Cumulative Leveraged IRR</i>	<i>Cumulative Unleveraged IRR</i>
Initial Investment	(77,000)			
Month 1	\$ (3,766)	82,393	27.92%	13.358%
Month 2	\$ (1,964)	87,478	42.75%	21.498%
Month 3	\$ (1,546)	93,044	51.71%	26.259%
Month 4	\$ (5,246)	98,328	36.48%	19.685%
Month 5	\$ (296)	98,866	28.30%	16.045%
Month 6	\$ (255)	99,406	23.56%	13.874%
Month 7	\$ (255)	99,950	20.23%	12.297%
Month 8	\$ (255)	100,496	17.85%	11.145%
Month 9	\$ (255)	101,045	16.12%	10.308%
Month 10	\$ (255)	101,596	14.71%	9.610%
Month 11	\$ (255)	102,150	13.62%	9.076%
Month 12	\$ (255)	102,708	12.69%	8.608%

Charts and Graphs of Risk Analysis



<i>Time Period</i>	<i>Cash Flow From Sale</i>	<i>Net Cash Operating Flow</i>	<i>Cumulative Operating Cash</i>	<i>Net Cumulative Cash</i>
Month 1	5,393	(3,766)	(3,766)	1,627
Month 2	10,478	(1,964)	(5,730)	4,748
Month 3	16,044	(1,546)	(7,275)	8,769
Month 4	21,328	(5,246)	(12,521)	8,807
Month 5	21,866	(296)	(12,817)	9,049
Month 6	22,406	(255)	(13,072)	9,334
Month 7	22,950	(255)	(13,327)	9,623
Month 8	23,496	(255)	(13,582)	9,914
Month 9	24,045	(255)	(13,837)	10,208
Month 10	24,596	(255)	(14,092)	10,504
Month 11	25,150	(255)	(14,347)	10,803
Month 12	25,708	(255)	(14,602)	11,106