

Input Data Screen

Property Name: Johnson Property
Case Description: Best Case
Address: 123 Main Street
 Stone Mountain, GA

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I Property Costs

Property Purchase or Asking Price	\$	150,000
Estimated Initial Improvements	\$	2,000
Estimated Initial Improvements		
Estimated Initial Improvements		
Closing Costs		
Other Initial Costs		
Other Initial Costs	\$	152,000

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Initial Fair Market Value (FMV) of Property:	\$	175,000
Projected Future Selling Expenses (as a % of Selling Price):		6.00%
Project Property Appreciation Rate (%)		2.00%

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II Rehab Costs & Projects

[Enter Rehab Costs](#)

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III Rental Income & Expenses (if any)

Rent Roll [Enter Rent Roll](#)
 Operating Expenses: [Enter Expenses](#)

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IV Financing

[Amort Schedules](#)

Variable Interest

	1st Mortgage	2nd Mortgage	3rd Mortgage
Debt Borrowed or Assumed:	\$ 75,000		
Interest Rate:	6.000%		Enter Adj Rates
Interest Only?	Yes ▼	No ▼	n/a
Term or Remaining Term of Loan (Months):	12		
Monthly Mortgage Payment: (formula)	\$ 375.00	\$ -	\$0.00
Loan Origination Points (Dollars)		\$ -	\$ -
Prepayment Penalty Percent: (if any)	0.000%	0.000%	0.000%

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Initial Investment (Cost less Debt - Automatically Calculated) \$ 77,000

V Income Taxes

Federal Marginal Income Tax Rate: 28.0% ▼
 Federal Long-Term Capital Gains Rate: 15% ▼
 State Marginal Income Tax Rate: 4% ▼
 Capital Losses Subject to \$3,000 Limitation? No ▼
 Are Your Losses Limited by the Passive Loss Rules? No ▼

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[Main Report](#)