SUMMARY REPORT

Property	**Fabric Shop**	**Property Photo**
	Report Date :	
-	**10-Feb-25**	
MLS Number :	Report Time :	
Surface Area: ft²	**12:32 PM**	
Bedroom(s) / Bathroom(s)		
Built : / Renovated :		

KEY FINANCIAL METRICS

MONTHLY INCOME	MONTHLY EXPENSES	DEBTSERVICE	MONTHLY CASH FLOW
$ 6,672	$ 2,707	$ 5,690	(1,725)

NET OPERATING INCOME	PRICE TO RENT	CAP RATE	CASH ON CASH RETURN
$ 3,965	11.2x	5.29%	-9.21%

IRR	MIRR	EMX	LEVERED PROFITS
10.0%	8.5%	2.3x	$ 469,903

ACQUISITION INFORMATION

Purchase Price (PP) :	$ 899,000
Refurbishment / Repair Costs :	-
Purchasing Cost :	-
Other Costs :	-
Financing Cost :	-
Total Project Cost :	**$ 899,000**
After Repair Value :	$ 899,000
Purchase Price per ft²	$ -
Monthly Rent per ft²	$ -

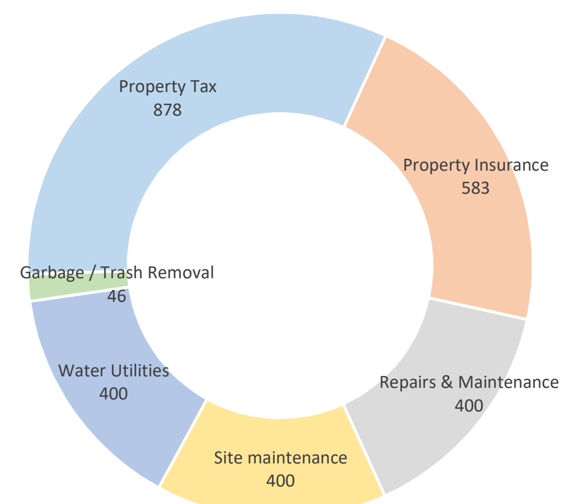
FINANCING INFORMATION

	First Loan	Refinancing
Down Payment (25%) :	$ 224,750	-
Loan Amount :	$ 674,250	-
Maturity :	15 Years	-
Interest Rate :	6.000%	-
Monthly Principal & Interest :	$ 5,690	-
Financing Closing Cost :	-	-

Total Cash Needed :	**$ 224,750**

INCOME & EXPENSES

Total Monthly Income		**$ 6,672**
		-
Property Tax	32%	$ 878
Property Insurance	22%	$ 583
Repairs & Maintenance	15%	$ 400
Site maintenance	15%	$ 400
Water Utilities	15%	$ 400
Garbage / Trash Removal	2%	$ 46
		-
Total Monthly Expenses	**100%**	**$ 2,707**



RULE OF THUMB

Rental Income :	-
0% of Operating Expenses :	-
Monthly Principal & Interest :	-
Estimated Monthly Cash Flow :	**-**

10.0% LEVERED IRR	2.25x LEVERED EMX	0.74% 1% RULE
8.5% LEVERED MIRR	469,903 LEVERED PROFITS	n.a CASH OUT DATE

FORECASTED RETURNS

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 30
Annual Income :	$ 80,064	$ 81,665	$ 83,299	$ 84,965	$ 86,664	$ 95,684	-	-	-
Annual Expenses :	100,766	101,416	102,079	102,755	103,444	107,105	-	-	-
Operating Expenses	32,490	33,140	33,802	34,478	35,168	38,828	-	-	-
CAPEX & Other Expenses	-	-	-	-	-	-	-	-	-
Mortgage Payment	68,276	68,276	68,276	68,276	68,276	68,276	-	-	-
Annual Cash Flow :	**(20,702)**	**(19,751)**	**(18,780)**	**(17,790)**	**(16,781)**	**(11,421)**	**-**	**-**	**-**
Cash on Cash Return	(9.2%)	(8.8%)	(8.4%)	(7.9%)	(7.5%)	(5.1%)	-	-	-
Cap Rate	5.3%	5.4%	5.5%	5.6%	5.7%	6.3%	-	-	-
Property Value	$ 921,475	$ 944,512	$ 968,125	$ 992,328	$ 1,017,136	$ 1,150,796	-	-	-
Equity	275,824	329,225	385,074	443,501	504,645	1,150,796	-	-	-
Loan Balance	645,651	615,287	583,051	548,827	512,491	-	-	-	-
Loan to Value	70.1%	65.1%	60.2%	55.3%	50.4%	-	-	-	-
Cash Flow	(20,702)	(19,751)	(18,780)	(17,790)	(16,781)	(11,421)	-	-	-
Principal Repayment	28,599	30,363	32,236	34,224	36,335	49,011	-	-	-
Property Appreciation	22,475	23,037	23,613	24,203	24,808	28,068	-	-	-
Annual Total Return	**$ 30,372**	**$ 33,650**	**$ 37,069**	**$ 40,637**	**$ 44,363**	**$ 65,658**	**-**	**-**	**-**