

Five-Year View: 850 S. Overland Trail #8

17-Jan-12

Initial Investment \$38,138.00

*Inflationary increase (impacts rents, taxes, and expenses) 1%

	End of Year 1	End of Year 2	End of Year 3	End of Year 4	End of Year 5
Monthly PI payment	(\$667.07)	(\$667.07)	(\$667.07)	(\$667.07)	(\$667.07)
Monthly Taxes/Ins*	(\$98.50)	(\$99.49)	(\$100.48)	(\$101.48)	(\$102.50)
Monthly HOA Fees*	(\$165.00)	(\$166.65)	(\$168.32)	(\$170.00)	(\$171.70)
Monthly Main Resrv*	(\$50.00)	(\$50.50)	(\$51.01)	(\$51.52)	(\$52.03)
Monthly Rental Inc*	\$1,100.00	\$1,111.00	\$1,122.11	\$1,133.33	\$1,144.66
Total Monthly Exp	(\$980.57)	(\$983.71)	(\$986.87)	(\$990.07)	(\$993.30)
Monthly Cash Flow	\$119.43	\$127.29	\$135.24	\$143.26	\$151.36

End of year incremental Values

Cash Flow	\$1,433.15	\$1,527.53	\$1,622.86	\$1,719.13	\$1,816.37
Debt Reduction	\$2,286.03	\$2,385.11	\$2,488.47	\$2,596.32	\$2,708.83
Appreciation	\$3,390.00	\$3,457.80	\$3,526.96	\$3,597.50	\$3,669.45

End of year accumulative values

Cash Flow	\$1,433.15	\$2,960.69	\$4,583.55	\$6,302.68	\$8,119.06
Debt Reduction	\$2,286.03	\$4,671.14	\$7,159.61	\$9,755.93	\$12,464.76
Appreciation	\$3,390.00	\$6,847.80	\$10,374.76	\$13,972.25	\$17,641.70

Possible Return on Initial Investment

Cash Flow	3.76%	7.76%	12.02%	16.53%	21.29%
Debt Reduction	5.99%	12.25%	18.77%	25.58%	32.68%
Appreciation	8.89%	17.96%	27.20%	36.64%	46.26%
Total	18.64%	37.97%	57.99%	78.74%	100.23%
Average Annual Return	18.64%	17.46%	16.47%	15.63%	14.90%

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Ten-Year View: 850 S. Overland Trail #8

17-Jan-12

Initial Investment \$38,138.00

*Inflationary increase (impacts rents, taxes, and expenses) 1%

	End of Year 6	End of Year 7	End of Year 8	End of Year 9	End of Year 10
Monthly PI payment	(\$667.07)	(\$667.07)	(\$667.07)	(\$667.07)	(\$667.07)
Monthly Taxes/Ins*	(\$103.52)	(\$104.56)	(\$105.61)	(\$106.66)	(\$107.73)
Monthly HOA Fees*	(\$173.42)	(\$175.15)	(\$176.90)	(\$178.67)	(\$180.46)
Monthly Main Resrv*	(\$52.55)	(\$53.08)	(\$53.61)	(\$54.14)	(\$54.68)
Monthly Rental Inc*	\$1,156.11	\$1,167.67	\$1,179.35	\$1,191.14	\$1,203.05
Total Monthly Exp	(\$996.56)	(\$999.86)	(\$1,003.18)	(\$1,006.55)	(\$1,009.94)
Monthly Cash Flow	\$159.55	\$167.82	\$176.16	\$184.60	\$193.11

End of year incremental Values

Cash Flow	\$1,914.59	\$2,013.78	\$2,113.97	\$2,215.16	\$2,317.36
Debt Reduction	\$2,826.23	\$2,948.71	\$3,076.50	\$3,209.83	\$3,348.94
Appreciation	\$3,742.83	\$3,817.69	\$3,894.04	\$3,971.93	\$4,051.36

End of year accumulative values

Cash Flow	\$10,033.64	\$12,047.42	\$14,161.39	\$16,376.55	\$18,693.90
Debt Reduction	\$15,290.99	\$18,239.70	\$21,316.21	\$24,526.04	\$27,874.97
Appreciation	\$21,384.53	\$25,202.22	\$29,096.27	\$33,068.19	\$37,119.55

Possible Return on Initial Investment

Cash Flow	26.31%	31.59%	37.13%	42.94%	49.02%
Debt Reduction	40.09%	47.83%	55.89%	64.31%	73.09%
Appreciation	56.07%	66.08%	76.29%	86.71%	97.33%
Total	122.47%	145.50%	169.32%	193.96%	219.44%
Average Annual Return	14.26%	13.69%	13.18%	12.73%	12.32%

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