## 408 661-5903

## www.investwithpinnacle.com

## 1st Year Pro forma

Indianapolis, IN City, State Street 2812 Grassy Creek Dr Single family Property Type Year Built 1987

Living Area Sq Ft 1,140 Bedrooms 3 Baths 1.5 Neighborhood Class В

**Price** \$190,000 Cost per Sq Ft \$166.67 Monthly Rent per Sq Ft \$1.40

Income	Monthly	Annual
Gross Rent	\$1,600	\$19,200
Vacancy Losses	\$80	\$960
<b>Gross Operating Income</b>	\$1,520	\$18,240

Expenses	Monthly	Annual
Property Taxes	\$177	\$2,124
Insurance	\$55	\$660
Management	\$137	\$1,642
Leasing/Advertising	\$0	\$0
Gas, electric, water	\$0	\$0
Maintenance	\$48	\$576
Lawcare/Snow removal	\$0	\$0
<b>Operating Expenses</b>	<b>\$417</b>	\$5,002

11ct I ci ioi mance	Within	ZXIIIIuai
Net Operating Income	\$1,103	\$13,238
Debt Service	\$901	\$10,808
Cash Flow	\$203	\$2,430
Principal Reduction	\$133	\$1,593
First Year Appreciation	\$475	\$5,700
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Financial Indicator		

Financial Indicators	
Debt Cover Ratio	1.2
Annual Gross Rent Multiplier	9.9
Monthly Gross Rent Multiplier	119
Rent ratio	0.8%
Capitalization Rate	7.0%
Cash on Cash Return	5.1%
<b>Total Return on Investment</b>	20.5%
Total Return on Investment Assumptions	20.5%
	<b>20.5%</b> 3%
Assumptions	
Assumptions Real Estate Appreciation Rate	3%
Assumptions Real Estate Appreciation Rate Vacancy Rate	3% 5%

Net Performance	Monthly	Annual	Mortgage Information	
Net Operating Income	\$1,103	\$13,238	Loan to Value	75.0%
Debt Service	\$901	\$10,808	Downpayment	\$47,500
Cash Flow	\$203	\$2,430	Loan Amount	\$142,500
Principal Reduction	\$133	\$1,593	Terms	360
First Year Appreciation	\$475	\$5,700	Interest Rate*	6.500%
Gross Income & Equity Return	\$810	\$9,723	Mortgage Payment	\$900.70

These are projections only and performance is not gauranteed. All investments have risk and investors should do their own due dilligence

<sup>\*</sup>Rates can vary and are subject to change. A \$2000 credit will be given for interest rate reduction.



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\$300,

\$250,

\$200,

\$150,

\$100,

\$50,

Gross Rent         \$19,200         \$19,584         \$19,976         \$20,375         \$20,783         \$22,946           Vacancy         \$960         \$979         \$999         \$1,019         \$1,039         \$1,147           Operating Income         \$18,240         \$18,605         \$18,977         \$19,356         \$19,744         \$21,798           EXPENSES           Property taxes         \$2,124         \$2,166         \$2,210         \$2,254         \$2,299         \$2,538           Insurance         \$660         \$673         \$687         \$700         \$714         \$789           Management         \$1,642         \$1,674         \$1,702         \$1,777         \$1,962           Maintenance         \$576         \$588         \$599         \$611         \$623         \$688           Total Operating Expenses         \$5,002         \$5,102         \$5,204         \$5,308         \$5,414         \$5,977           Income Analyses         Year 1         Year 2         Year 3         Year 4         Year 5         Year 10           Net Operating Income         \$13,238         \$13,503         \$13,773         \$14,049         \$14,330         \$15,821           Debt Service         \$10,808	10 Year Per	formance	Summary-	Cash-flo	w & Equity		
Gross Rent         \$19,200         \$19,584         \$19,976         \$20,375         \$20,783         \$22,946           Vacancy         \$960         \$979         \$999         \$1,019         \$1,039         \$1,147           Operating Income         \$18,240         \$18,605         \$18,977         \$19,356         \$19,744         \$21,798           EXPENSES           Property taxes         \$2,124         \$2,166         \$2,210         \$2,254         \$2,299         \$2,538           Insurance         \$660         \$673         \$687         \$700         \$714         \$789           Management         \$1,642         \$1,674         \$1,702         \$1,777         \$1,962           Maintenance         \$576         \$588         \$599         \$611         \$623         \$688           Total Operating Expenses         \$5,002         \$5,102         \$5,204         \$5,308         \$5,414         \$5,977           Income Analyses         Year 1         Year 2         Year 3         Year 4         Year 5         Year 10           Net Operating Income         \$13,238         \$13,503         \$13,773         \$14,049         \$14,330         \$15,821           Debt Service         \$10,808		Year 1	Year 2	Year 3	Year 4	Year 5	Year 10
Vacancy         \$960         \$979         \$999         \$1,019         \$1,039         \$1,147           Operating Income         \$18,240         \$18,605         \$18,977         \$19,356         \$19,744         \$21,798           EXPENSES         Property taxes         \$2,124         \$2,166         \$2,210         \$2,254         \$2,299         \$2,538           Insurance         \$660         \$673         \$687         \$700         \$714         \$789           Management         \$1,642         \$1,674         \$1,708         \$1,742         \$1,777         \$1,962           Maintenance         \$576         \$588         \$599         \$611         \$623         \$688           Total Operating Expenses         \$5,002         \$5,102         \$5,204         \$5,308         \$5,414         \$5,977           Income Analyses         Year 1         Year 2         Year 3         Year 4         Year 5         Year 10           Net Operating Income         \$13,238         \$13,503         \$13,773         \$14,049         \$14,330         \$15,821           Debt Service         \$10,808         \$10,808         \$10,808         \$10,808         \$10,808         \$10,808         \$10,808         \$10,808         \$10,8	INCOME						
Standard	Gross Rent	\$19,200	\$19,584	\$19,976	\$20,375	\$20,783	\$22,946
EXPENSES Property taxes \$2,124 \$2,166 \$2,210 \$2,254 \$2,299 \$2,538 Insurance \$660 \$673 \$687 \$700 \$714 \$789 Management \$1,642 \$1,674 \$1,708 \$1,742 \$1,777 \$1,962 Maintenance \$576 \$588 \$599 \$611 \$623 \$688 Total Operating Expenses \$5,002 \$5,102 \$5,204 \$5,308 \$5,414 \$5,977 Income Analyses Vear 1 Vear 2 Vear 3 Vear 4 Vear 5 Vear 10 Net Operating Income \$13,238 \$13,503 \$13,773 \$14,049 \$14,330 \$15,821 Debt Service \$10,808 \$10,8	Vacancy	\$960	\$979	\$999	\$1,019	\$1,039	\$1,147
Property taxes   \$2,124   \$2,166   \$2,210   \$2,254   \$2,299   \$2,538   Insurance   \$660   \$673   \$687   \$700   \$714   \$789   Management   \$1,642   \$1,674   \$1,708   \$1,742   \$1,777   \$1,962   Maintenance   \$576   \$588   \$599   \$611   \$623   \$688   Total Operating Expenses   \$5,002   \$5,102   \$5,204   \$5,308   \$5,414   \$5,977    Income Analyses   Year 1   Year 2   Year 3   Year 4   Year 5   Year 10   Net Operating Income   \$13,238   \$13,503   \$13,773   \$14,049   \$14,330   \$15,821   Debt Service   \$10,808   \$10,808   \$10,808   \$10,808   \$10,808   \$10,808   Cash Flow   \$2,430   \$2,695   \$2,965   \$3,240   \$3,521   \$5,013   Cash on Cash Return   \$5,700   \$5,871   \$6,047   \$6,229   \$6,415   \$7,437   Total Annual Equity Gain   \$7,293   \$7,570   \$7,860   \$8,163   \$8,480   \$10,323   Total Equity Analysis   Year 1   Year 2   Year 3   Year 4   Year 5   Year 10   Principal Reduction   \$1,593   \$1,699   \$1,813   \$1,935   \$2,064   \$2,885   Annual Appreciation   \$5,700   \$5,871   \$6,047   \$6,229   \$6,415   \$7,437   Total Annual Equity Gain   \$7,293   \$7,570   \$7,860   \$8,163   \$8,480   \$10,323   Total Annual Equity Gain   \$2,430   \$2,695   \$2,965   \$3,240   \$3,521   \$5,013   Total Annual Equity Gain   \$7,293   \$7,570   \$7,860   \$8,163   \$8,480   \$10,323   Total Annual Equity Gain   \$2,430   \$2,695   \$2,965   \$3,240   \$3,521   \$5,013   Total Annual Equity Gain   \$7,293   \$7,570   \$7,860   \$8,163   \$8,480   \$10,323   Total Annual Equity   \$9,723   \$10,265   \$10,825   \$11,404   \$12,001   \$15,335   Return from Income & Equity   \$9,723   \$10,265   \$10,825   \$11,404   \$12,001   \$15,335   Return from Income & Equity   \$9,723   \$14,863   \$22,724   \$30,887   \$39,366   \$87,069   Total Cummulative Income & Equity   \$9,723   \$19,988   \$30,813   \$42,217   \$54,218   \$123,942	Operating Income	\$18,240	\$18,605	\$18,977	\$19,356	\$19,744	\$21,798
Insurance	EXPENSES						
Management         \$1,642         \$1,674         \$1,708         \$1,742         \$1,777         \$1,962           Maintenance         \$576         \$588         \$599         \$611         \$623         \$688           Total Operating Expenses         \$5,002         \$5,102         \$5,204         \$5,308         \$5,414         \$5,977           Income Analyses         Year 1         Year 2         Year 3         Year 4         Year 5         Year 10           Net Operating Income         \$13,238         \$13,503         \$13,773         \$14,049         \$14,330         \$15,821           Debt Service         \$10,808	Property taxes	\$2,124	\$2,166	\$2,210	\$2,254	\$2,299	\$2,538
Maintenance         \$576         \$588         \$599         \$611         \$623         \$688           Total Operating Expenses         \$5,002         \$5,102         \$5,204         \$5,308         \$5,414         \$5,977           Income Analyses         Year 1         Year 2         Year 3         Year 4         Year 5         Year 10           Net Operating Income         \$13,238         \$13,503         \$13,773         \$14,049         \$14,330         \$15,821           Debt Service         \$10,808         \$10,	Insurance	\$660	\$673	\$687	\$700	\$714	\$789
Total Operating Expenses	Management	\$1,642	\$1,674	\$1,708	\$1,742	\$1,777	\$1,962
Net Operating Income	Maintenance	\$576	\$588	\$599	\$611	\$623	\$688
Net Operating Income         \$13,238         \$13,503         \$13,773         \$14,049         \$14,330         \$15,821           Debt Service         \$10,808         \$10,608         \$10,608         \$2,606         \$3,240         \$3,521         \$5,013         \$1,593         \$1,593         \$1,699         \$1,813         \$1,935         \$2,064         \$2,885         \$4,407         \$2,695         \$6,415         \$7,437         \$7,437         \$7,570         \$7,860         \$8,163         \$8,48	<b>Total Operating Expenses</b>	\$5,002	\$5,102	\$5,204	\$5,308	\$5,414	\$5,977
Net Operating Income         \$13,238         \$13,503         \$13,773         \$14,049         \$14,330         \$15,821           Debt Service         \$10,808         \$10,608         \$10,608         \$2,606         \$3,240         \$3,521         \$5,013         \$1,593         \$1,593         \$1,699         \$1,813         \$1,935         \$2,064         \$2,885         \$4,407         \$2,695         \$6,415         \$7,437         \$7,437         \$7,570         \$7,860         \$8,163         \$8,48	Income Analyses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10
Cash Flow         \$2,430         \$2,695         \$2,965         \$3,240         \$3,521         \$5,013           Cash on Cash Return         5.1%         5.7%         6.2%         6.8%         7.4%         10.6%           Equity Analysis         Year 1         Year 2         Year 3         Year 4         Year 5         Year 10           Principal Reduction         \$1,593         \$1,699         \$1,813         \$1,935         \$2,064         \$2,885           Annual Appreciation         \$5,700         \$5,871         \$6,047         \$6,229         \$6,415         \$7,437           Total Annual Equity Gain         \$7,293         \$7,570         \$7,860         \$8,163         \$8,480         \$10,323           Total Equity Gain %         \$15.4%         \$15.9%         \$16.5%         \$17.2%         \$17.9%         \$21.73%           Income & Equity Analysis         Year 1         Year 2         Year 3         Year 4         Year 5         Year 10           Total Annual Income         \$2,430         \$2,695         \$2,965         \$3,240         \$3,521         \$5,013           Total Income & Equity         \$7,293         \$7,570         \$7,860         \$8,163         \$8,480         \$10,323           Total Income & Equity	Net Operating Income	\$13,238	\$13,503	\$13,773	\$14,049	\$14,330	\$15,821
Cash on Cash Return         5.1%         5.7%         6.2%         6.8%         7.4%         10.6%           Equity Analysis         Year 1         Year 2         Year 3         Year 4         Year 5         Year 10           Principal Reduction         \$1,593         \$1,699         \$1,813         \$1,935         \$2,064         \$2,885           Annual Appreciation         \$5,700         \$5,871         \$6,047         \$6,229         \$6,415         \$7,437           Total Annual Equity Gain         \$7,293         \$7,570         \$7,860         \$8,163         \$8,480         \$10,323           Total Equity Gain %         \$15.4%         \$15.9%         \$16.5%         \$17.2%         \$17.9%         \$21.73%           Income & Equity Analysis         Year 1         Year 2         Year 3         Year 4         Year 5         Year 10           Total Annual Income         \$2,430         \$2,695         \$2,965         \$3,240         \$3,521         \$5,013           Total Income & Equity         \$7,293         \$7,570         \$7,860         \$8,163         \$8,480         \$10,323           Total Income & Equity         \$9,723         \$10,265         \$10,825         \$11,404         \$12,001         \$15,335           Return from In	Debt Service	\$10,808	\$10,808	\$10,808	\$10,808	\$10,808	\$10,808
Equity Analysis         Year 1         Year 2         Year 3         Year 4         Year 5         Year 10           Principal Reduction         \$1,593         \$1,699         \$1,813         \$1,935         \$2,064         \$2,885           Annual Appreciation         \$5,700         \$5,871         \$6,047         \$6,229         \$6,415         \$7,437           Total Annual Equity Gain         \$7,293         \$7,570         \$7,860         \$8,163         \$8,480         \$10,323           Total Equity Gain %         \$15.4%         \$15.9%         \$16.5%         \$17.2%         \$17.9%         \$21.73%           Income & Equity Analysis         Year 1         Year 2         Year 3         Year 4         Year 5         Year 10           Total Annual Income         \$2,430         \$2,695         \$2,965         \$3,240         \$3,521         \$5,013           Total Income & Equity         \$7,293         \$7,570         \$7,860         \$8,163         \$8,480         \$10,323           Total Income & Equity         \$9,723         \$10,265         \$10,825         \$11,404         \$12,001         \$15,335           Return from Income & Equity         \$2,430         \$5,125         \$8,090         \$11,330         \$14,851         \$36,873	Cash Flow	\$2,430		\$2,965	\$3,240	\$3,521	\$5,013
Principal Reduction \$1,593 \$1,699 \$1,813 \$1,935 \$2,064 \$2,885 Annual Appreciation \$5,700 \$5,871 \$6,047 \$6,229 \$6,415 \$7,437 Total Annual Equity Gain \$7,293 \$7,570 \$7,860 \$8,163 \$8,480 \$10,323 Total Equity Gain % 15.4% 15.9% 16.5% 17.2% 17.9% 21.73% Income & Equity Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 10 Total Annual Income \$2,430 \$2,695 \$2,965 \$3,240 \$3,521 \$5,013 Total Annual Eqity \$7,293 \$7,570 \$7,860 \$8,163 \$8,480 \$10,323 Total Income & Equity \$9,723 \$10,265 \$10,825 \$11,404 \$12,001 \$15,335 Return from Income & Equity 20.5% 21.6% 22.8% 24.0% 25.3% 32.3% Cummulative Cash flow \$2,430 \$5,125 \$8,090 \$11,330 \$14,851 \$36,873 Cummulative Equity Gain \$7,293 \$14,863 \$22,724 \$30,887 \$39,366 \$87,069 Total Cummulative Income & Equity \$9,723 \$19,988 \$30,813 \$42,217 \$54,218 \$123,942	Cash on Cash Return	5.1%	<b>5.7%</b>	6.2%	6.8%	7.4%	10.6%
Annual Appreciation \$5,700 \$5,871 \$6,047 \$6,229 \$6,415 \$7,437 Total Annual Equity Gain \$7,293 \$7,570 \$7,860 \$8,163 \$8,480 \$10,323 Total Equity Gain % 15.4% 15.9% 16.5% 17.2% 17.9% 21.73% Income & Equity Analysis Year 1 Year 2 Year 3 Year 4 Year 5 Year 10 Total Annual Income \$2,430 \$2,695 \$2,965 \$3,240 \$3,521 \$5,013 Total Annual Eqity \$7,293 \$7,570 \$7,860 \$8,163 \$8,480 \$10,323 Total Income & Equity \$9,723 \$10,265 \$10,825 \$11,404 \$12,001 \$15,335 Return from Income & Equity 20.5% 21.6% 22.8% 24.0% 25.3% 32.3% Cummulative Cash flow \$2,430 \$5,125 \$8,090 \$11,330 \$14,851 \$36,873 Cummulative Equity Gain \$7,293 \$14,863 \$22,724 \$30,887 \$39,366 \$87,069 Total Cummulative Income & Equity \$9,723 \$19,988 \$30,813 \$42,217 \$54,218 \$123,942	<b>Equity Analysis</b>	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10
Total Annual Equity Gain         \$7,293         \$7,570         \$7,860         \$8,163         \$8,480         \$10,323           Total Equity Gain %         15.4%         15.9%         16.5%         17.2%         17.9%         21.73%           Income & Equity Analysis         Year 1         Year 2         Year 3         Year 4         Year 5         Year 10           Total Annual Income         \$2,430         \$2,695         \$2,965         \$3,240         \$3,521         \$5,013           Total Annual Eqity         \$7,293         \$7,570         \$7,860         \$8,163         \$8,480         \$10,323           Total Income & Equity         \$9,723         \$10,265         \$10,825         \$11,404         \$12,001         \$15,335           Return from Income & Equity         20.5%         21.6%         22.8%         24.0%         25.3%         32.3%           Cummulative Cash flow         \$2,430         \$5,125         \$8,090         \$11,330         \$14,851         \$36,873           Cummulative Equity Gain         \$7,293         \$14,863         \$22,724         \$30,887         \$39,366         \$87,069           Total Cummulative Income & Equity         \$9,723         \$19,988         \$30,813         \$42,217         \$54,218         \$123,942	Principal Reduction	\$1,593	\$1,699	\$1,813	\$1,935	\$2,064	\$2,885
Total Equity Gain %         15.4%         15.9%         16.5%         17.2%         17.9%         21.73%           Income & Equity Analysis         Year 1         Year 2         Year 3         Year 4         Year 5         Year 10           Total Annual Income         \$2,430         \$2,695         \$2,965         \$3,240         \$3,521         \$5,013           Total Annual Eqity         \$7,293         \$7,570         \$7,860         \$8,163         \$8,480         \$10,323           Total Income & Equity         \$9,723         \$10,265         \$10,825         \$11,404         \$12,001         \$15,335           Return from Income & Equity         20.5%         21.6%         22.8%         24.0%         25.3%         32.3%           Cummulative Cash flow         \$2,430         \$5,125         \$8,090         \$11,330         \$14,851         \$36,873           Cummulative Equity Gain         \$7,293         \$14,863         \$22,724         \$30,887         \$39,366         \$87,069           Total Cummulative Income & Equity         \$9,723         \$19,988         \$30,813         \$42,217         \$54,218         \$123,942	Annual Appreciation	\$5,700	\$5,871	\$6,047	\$6,229	\$6,415	\$7,437
Income & Equity Analysis         Year 1         Year 2         Year 3         Year 4         Year 5         Year 10           Total Annual Income         \$2,430         \$2,695         \$2,965         \$3,240         \$3,521         \$5,013           Total Annual Eqity         \$7,293         \$7,570         \$7,860         \$8,163         \$8,480         \$10,323           Total Income & Equity         \$9,723         \$10,265         \$10,825         \$11,404         \$12,001         \$15,335           Return from Income & Equity         20.5%         21.6%         22.8%         24.0%         25.3%         32.3%           Cummulative Cash flow         \$2,430         \$5,125         \$8,090         \$11,330         \$14,851         \$36,873           Cummulative Equity Gain         \$7,293         \$14,863         \$22,724         \$30,887         \$39,366         \$87,069           Total Cummulative Income & Equity         \$9,723         \$19,988         \$30,813         \$42,217         \$54,218         \$123,942	Total Annual Equity Gain	\$7,293	\$7,570	\$7,860	\$8,163	\$8,480	\$10,323
Total Annual Income         \$2,430         \$2,695         \$2,965         \$3,240         \$3,521         \$5,013           Total Annual Eqity         \$7,293         \$7,570         \$7,860         \$8,163         \$8,480         \$10,323           Total Income & Equity         \$9,723         \$10,265         \$10,825         \$11,404         \$12,001         \$15,335           Return from Income & Equity         20.5%         21.6%         22.8%         24.0%         25.3%         32.3%           Year 1         Year 2         Year 3         Year 4         Year 5         Year 10           Cummulative Cash flow         \$2,430         \$5,125         \$8,090         \$11,330         \$14,851         \$36,873           Cummulative Equity Gain         \$7,293         \$14,863         \$22,724         \$30,887         \$39,366         \$87,069           Total Cummulative Income & Equity         \$9,723         \$19,988         \$30,813         \$42,217         \$54,218         \$123,942	<b>Total Equity Gain %</b>	15.4%	15.9%	16.5%	17.2%	17.9%	21.73%
Total Annual Eqity         \$7,293         \$7,570         \$7,860         \$8,163         \$8,480         \$10,323           Total Income & Equity         \$9,723         \$10,265         \$10,825         \$11,404         \$12,001         \$15,335           Return from Income & Equity         20.5%         21.6%         22.8%         24.0%         25.3%         32.3%           Cummulative Cash flow         \$2,430         \$5,125         \$8,090         \$11,330         \$14,851         \$36,873           Cummulative Equity Gain         \$7,293         \$14,863         \$22,724         \$30,887         \$39,366         \$87,069           Total Cummulative Income & Equity         \$9,723         \$19,988         \$30,813         \$42,217         \$54,218         \$123,942	Income & Equity Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10
Total Income & Equity         \$9,723         \$10,265         \$10,825         \$11,404         \$12,001         \$15,335           Return from Income & Equity         20.5%         21.6%         22.8%         24.0%         25.3%         32.3%           Year 1         Year 2         Year 3         Year 4         Year 5         Year 10           Cummulative Cash flow         \$2,430         \$5,125         \$8,090         \$11,330         \$14,851         \$36,873           Cummulative Equity Gain         \$7,293         \$14,863         \$22,724         \$30,887         \$39,366         \$87,069           Total Cummulative Income & Equity         \$9,723         \$19,988         \$30,813         \$42,217         \$54,218         \$123,942	Total Annual Income	\$2,430	\$2,695	\$2,965	\$3,240	\$3,521	\$5,013
Year 1         Year 2         Year 3         Year 4         Year 5         Year 10           Cummulative Cash flow         \$2,430         \$5,125         \$8,090         \$11,330         \$14,851         \$36,873           Cummulative Equity Gain         \$7,293         \$14,863         \$22,724         \$30,887         \$39,366         \$87,069           Total Cummulative Income & Equity         \$9,723         \$19,988         \$30,813         \$42,217         \$54,218         \$123,942	Total Annual Eqity	\$7,293	\$7,570	\$7,860	\$8,163	\$8,480	\$10,323
Year 1         Year 2         Year 3         Year 4         Year 5         Year 10           Cummulative Cash flow         \$2,430         \$5,125         \$8,090         \$11,330         \$14,851         \$36,873           Cummulative Equity Gain         \$7,293         \$14,863         \$22,724         \$30,887         \$39,366         \$87,069           Total Cummulative Income & Equity         \$9,723         \$19,988         \$30,813         \$42,217         \$54,218         \$123,942	<b>Total Income &amp; Equity</b>	\$9,723	\$10,265	\$10,825	\$11,404	\$12,001	\$15,335
Cummulative Cash flow       \$2,430       \$5,125       \$8,090       \$11,330       \$14,851       \$36,873         Cummulative Equity Gain       \$7,293       \$14,863       \$22,724       \$30,887       \$39,366       \$87,069         Total Cummulative Income & Equity       \$9,723       \$19,988       \$30,813       \$42,217       \$54,218       \$123,942	Return from Income & Equity	20.5%	21.6%	22.8%	24.0%	25.3%	32.3%
Cummulative Equity Gain       \$7,293       \$14,863       \$22,724       \$30,887       \$39,366       \$87,069         Total Cummulative Income & Equity       \$9,723       \$19,988       \$30,813       \$42,217       \$54,218       \$123,942		Year 1	Year 2	Year 3	Year 4	Year 5	Year 10
Total Cummulative Income & Equity \$9,723 \$19,988 \$30,813 \$42,217 \$54,218 \$123,942	Cummulative Cash flow	\$2,430	\$5,125	\$8,090	\$11,330	\$14,851	\$36,873
	Cummulative Equity Gain	\$7,293	\$14,863	\$22,724	\$30,887	\$39,366	\$87,069
Income & Equity ROI 20.5% 21.6% 22.8% 24.0% 25.3% 32.3%	Total Cummulative Income & Equity	\$9,723	\$19,988	\$30,813	\$42,217	\$54,218	\$123,942
	Income & Equity ROI	20.5%	21.6%	22.8%	24.0%	25.3%	32.3%

