

		3 Percent Down	10 Percent Down	20 Percent Down
	Rates			
Purchase Price		\$ 350,000.00	\$ 350,000.00	\$ 350,000.00
Closing Cost		\$ -	\$ -	\$ -
Down		\$ 10,500.00	\$ 35,000.00	\$ 70,000.00
1st TD		\$ 280,000.00	\$ 280,000.00	\$ 280,000.00
2nd TD		\$ 59,500.00	\$ 35,000.00	\$ -
Rental Income		\$ -	\$ -	\$ -
Expenditures				
Interest-1st	6.500%	\$ 1,516.67	\$ 1,516.67	\$ 1,516.67
Principal-1st	6.500%	\$ 253.12	\$ 253.12	\$ 253.12
Interest-2d	6.500%	\$ 322.29	\$ 189.58	\$ -
Principal-2d	6.500%	\$ 53.79	\$ 31.64	\$ -
Property Taxes	1.250%	\$ -	\$ -	\$ -
Insurance		\$ -	\$ -	\$ -
Gardening		\$ -	\$ -	\$ -
Water		\$ -	\$ -	\$ -
HOA		\$ -	\$ -	\$ -
Electric		\$ -	\$ -	\$ -
Gas		\$ -	\$ -	\$ -
Management Fee	8.000%	\$ -	\$ -	\$ -
Repairs		\$ -	\$ -	\$ -
Trash		\$ -	\$ -	\$ -
Total Expenditures		\$ 2,145.87	\$ 1,991.01	\$ 1,769.79
Net Cash Flow (Loss)		\$ (2,145.87)	\$ (1,991.01)	\$ (1,769.79)
Depreciation	3.636%	\$ 530.00	\$ 530.00	\$ 530.00
Interest Paid		\$ 1,838.96	\$ 1,706.25	\$ 1,516.67
Tax Benefit-Federal	27.500%	\$ 506.00	\$ 469.00	\$ 417.00
Tax Benefit-State	3.000%	\$ 55.00	\$ 51.00	\$ 46.00
Net		\$ (1,054.87)	\$ (941.01)	\$ (776.79)
Land	50.000%	\$ 175,000.00	\$ 175,000.00	\$ 175,000.00
Building	50.000%	\$ 175,000.00	\$ 175,000.00	\$ 175,000.00
GRM		#DIV/0!	#DIV/0!	#DIV/0!
Cap Rate		0.00%	0.00%	0.00%
If GRM=		12	12	12
then price=		0	0	0
If Cap Rate=		7	7	7
then price=		0	0	0