PROPERTY AND INVESTOR DATA SUMMARY

FORM 1

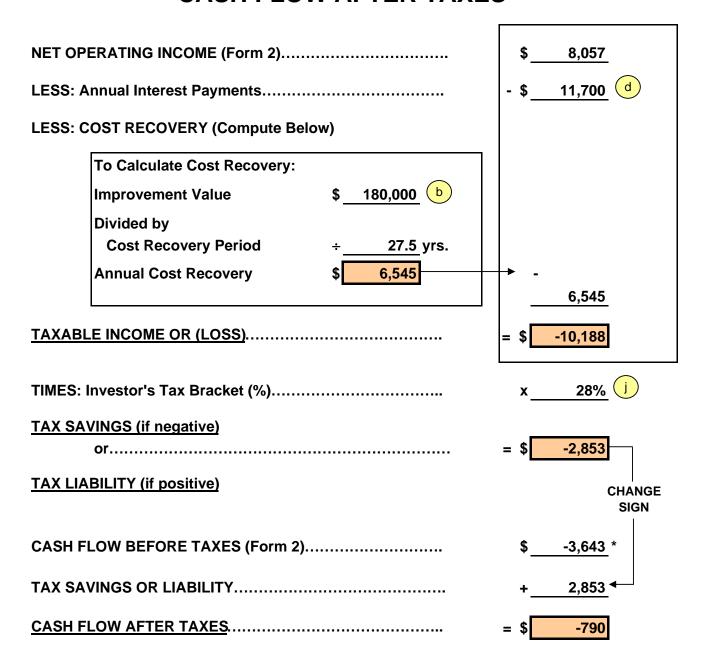
Property Address				Investor			
Prepared By	Greg Swann		- -	Date 8/15/2005			
PURCHASE PRICE \$ IMPROVEMENT ALLOCATION (%) x IMPROVEMENT VALUE \$		\$ 225,000 a 80% b	LAND ALLOCATION 20%				
1st Loan \$ 2nd Loan \$	+	. x	Rate (%) 6.50%	Annual Interest = \$ 11,700 + = \$ 0			
TOTAL= \$	180,000	С		= \$ 11,700 d			
Down Payment				\$ 45,000			
Closing Costs				+ \$ <u>3,500</u> e			
Initial Investment				= \$ 48,500 f			
Gross Scheduled In	Income (monthly rent	. \$	1,050 x 12)	= \$ 12,600 g			
Annual Vacancy Al	llowance (<u>10%</u> %	<u>6</u> x <u>g</u>)	= \$ 1,260 h			
ANNUAL OPERATING EXPENSES Property Taxes 1,623 Insurance 600 Utilities 0			Investor's Tax Bracket (%)				
	0 \$ 3,283 i		1.00 minus	te (%)			
			Investor's After-Tax Investment Rate	e <u>1.44%</u> n			

CASH FLOW BEFORE TAXES

Gross Scheduled Income		\$ <u>12,600</u> <u>g</u>
LESS: Vacancy Allowance	-	\$1,260 h
GROSS OPERATING INCOME	=	\$ 11,340
LESS: Total Operating Expenses	-	\$ 3,283 i
NET OPERATING INCOME	=	\$ 8,057
LESS: Annual Interest Payments	-	11,700 d
CASH FLOW BEFORE TAXES	=	\$ -3,643

The preparer accepts no expressed or implied liability due to the contents of this report. Although all facts, figured and projections have been obtained from sources deemed reliable and are believed to be correct, no guarantee or liability is assumed by its author. These forms assist in the analysis of real estate investments and are not intended to comprehensively analyze the tax ramifications for an individual investor. As with any investment, your personal tax counsel should be contacted.

CASH FLOW AFTER TAXES

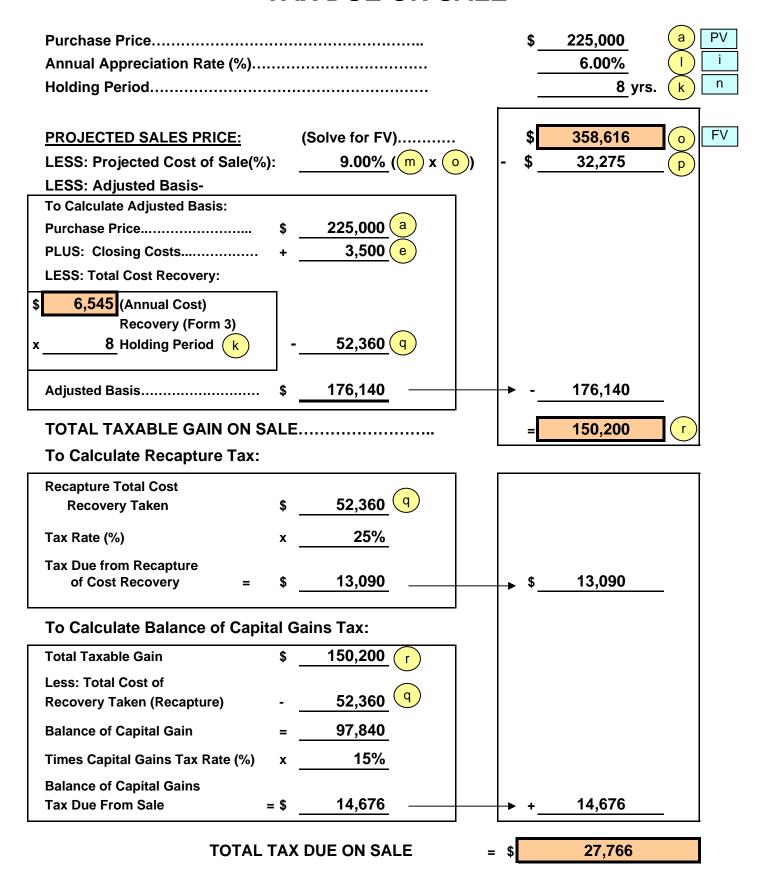


- * If CFBT is negative: A tax savings will reduce the negative cash flow.

 A tax liability will increase the negative cash flow.
- * If CFBT is positive: A tax savings will increase the positive cash flow.

 A tax liability will reduce the positive cash flow.

TAX DUE ON SALE



RESIDENTIAL INVESTMENT PERFORMANCE SUMMARY

LESS: Projected Cost of Sale:			=
Mortgage Balance Due:	PROJECTED SALES PRICE:	= \$ 358,616	
CASH FLOW AFTER TAX (Form 3):		- \$ 180,000 c	
Investor After-Tax Rate of Return (%):	AFTER-TAX PROCEEDS FROM SALE:	= \$ 118,574 S	
## AMOUNT ACCUMULATED: = -6,648 * T FV	CASH FLOW AFTER TAX (Form 3):	n 1.44%	i
INITIAL INVESTMENT: HOLDING PERIOD: k 8 yrs. PV SOLVE FOR	AMOUNT ACCUMULATED:	= -6,648 * T	FOR
HOLDING PERIOD: K	TOTAL FUTURE WEALTH: (S + T)	= \$ 111,926	FV
SOLVE	INITIAL INVESTMENT:	f \$ 48,500	PV
	HOLDING PERIOD:	k8 yrs.	SOLVE
	AFTER-TAX RATE OF RETURN/YIELD (%):	= 11.02%	i

*Note:

If CFAT is positive, the amount accumulated will also be positive and represents the amount that annual cash flows would earn if invested in a relatively safe and liquid type investment during the holding period.

If CFAT is negative, the amount accumulated will also be negative, and represents the after-tax lost opportunity cost of using investment capital to meet the annual deficit for the duration of the holding period.