PROPERTY AND INVESTOR DATA SUMMARY

FORM 1

Property Address		_	Investo	or
Prepared By Greg Swann			Date	8/15/2005
PURCHASE PRICE	\$		LAND	ALLOCATION 20%
IMPROVEMENT ALLOCATION (%)	X	80%		%
IMPROVEMENT VALUE	\$	180,000 b		
Amount		Rate (%)		Annual Interest
1st Loan \$ 112,500	x	6.50%	=	\$
+				+
2nd Loan \$	X		=	\$
TOTAL= \$ 112,500	C		=	\$ 7,313 d
Down Payment				\$112,500
Closing Costs			+	\$ 3,500 e
Initial Investment			=	\$ 116,000 f
Gross Scheduled Income (monthly rent	\$	1,050x 12)) =	\$ 12,600 g
Annual Vacancy Allowance (10% %	x (g))	=	\$ 1,260 h
ANNUAL OPERATING EXPENSES	70	Investor's Tax Brack	cet (%)	28% j
Property Taxes 1,623		Holding Period		
Insurance 600		Annual Property		
Utilities 0		Appreciation Rate	e (%)	<u>11.00%</u>
Maintenance 600		Projected Cost of Sa	ale (%)	9.00% m
Other 460				
<u>0</u>		Investor's Pre-Tax		
		Investment Rat	te (%)	<u>2.00%</u>
TOTAL \$ 3,283		1.00 minus	28% bracke	$\frac{1}{t} = x \frac{0.72}{t}$
		Investor's After-Tax	DIGONO	_
		Investment Rate	e	<u>1.44%</u> n

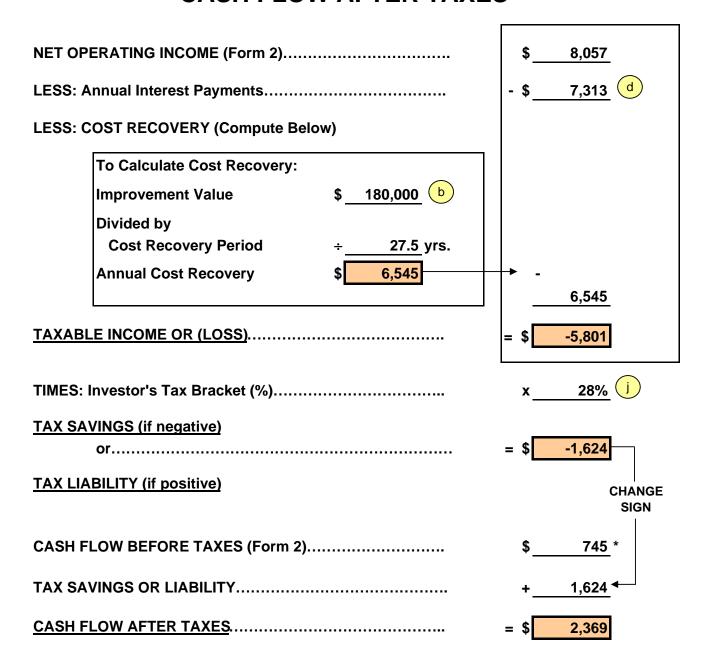
CASH FLOW BEFORE TAXES

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	-	\$
NET OPERATING INCOME	=	\$ 8,057
LESS: Annual Interest Payments	-	7,313 d
CASH FLOW BEFORE TAXES	=	\$ 745

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.

FORM 2

CASH FLOW AFTER TAXES

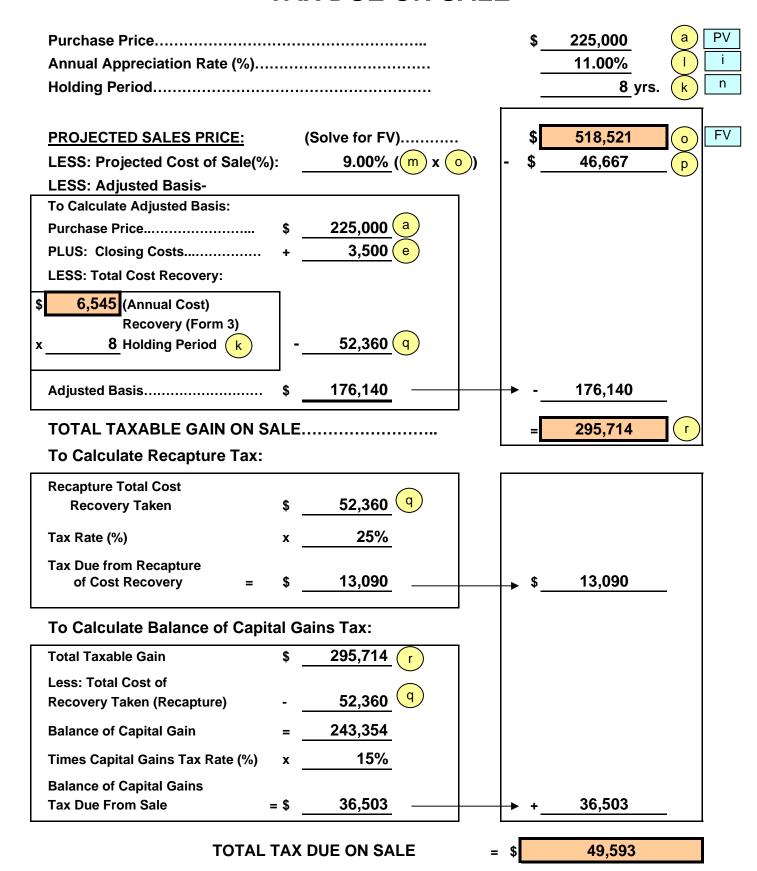


- * If CFBT is negative: A tax savings will reduce the negative cash flow.

 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

DDO IFOTED CALEO DDIOE	A 540 504	
PROJECTED SALES PRICE:	= \$ 518,521 0	
LESS: Projected Cost of Sale:	- \$ 46,667 p - \$ 112,500 c - \$ 49,593	
AFTER-TAX PROCEEDS FROM SALE:	= \$ 309,761 S	
CASH FLOW AFTER TAX (Form 3):	\$ 2,369 n 1.44% k 8 yrs.	PMT i n SOLVE
AMOUNT ACCUMULATED:	= 19,935 * T	FOR FV
TOTAL FUTURE WEALTH: (S + T)	= \$ 329,696	FV
INITIAL INVESTMENT:	f \$ 116,000	PV
HOLDING PERIOD:	k8 yrs.	n SOLVE
AFTER-TAX RATE OF RETURN/YIELD (%):	= 13.95%	FOR 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.