

***INDIVIDUAL UNIT INVESTOR ANALYSIS***  
***Dessau Ridge Office Condo Project***  
***\$134,900.00***

**Investment**

Sales Price	\$134,900.00
Down Payment (20% Commercial Loan)	\$26,980.00
Closing Cost	<u>\$2,000.00</u>
Total Cash Investment	\$28,980.00

**Return on Investment**

Monthly Rent	\$1,495.00
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**Monthly Expense**

P&I on Loan @ 6.5@ \$ 107,920.00	\$800.29
Taxes	\$286.66
HOA	<u>\$150.00</u>

Total Expenses	\$1,236.95
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Monthly Cash Flow	\$258.05
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Annual Net Income	\$3,096.60
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Total Cash Investment	\$28,980.00
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**Return on Investment (Before Taxes)**

\$3,096.60/\$ 28,980.00	11.0%
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- With Depreciation and a 28% tax Bracket
- ROI (After Tax) 13.2%