

INDIVIDUAL UNIT INVESTOR ANALYSIS
Grand Oaks Office Condo Project
\$144,900.00

Investment

Sales Price	\$144,900.00
Down Payment (20% Commercial Loan)	\$28,980.00
Closing Cost	<u>\$2,000.00</u>
Total Cash Investment	\$30,980.00

Return on Investment

Monthly Rent	\$1,600.00
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Monthly Expense

P&I on Loan @ 6.5@ \$ 115,920.00	\$859.61
Taxes	\$307.91
HOA	<u>\$150.00</u>

Total Expenses	\$1,317.52
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Monthly Cash Flow	\$282.48
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Annual Net Income	\$3,389.73
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Total Cash Investment	\$30,980.00
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Return on Investment (Before Taxes)

\$3,389.73/\$ 30,980.00	11.0%
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- With Depreciation and a 28% tax Bracket
- ROI (After Tax) 13.2%