



# INVESTING ARCHITECT

Property	Property 1	Property 2	Property 3	Property 4
Property Type	SFR	SFR	Duplex	SFR
Date of Acquisition	11/7/14	7/6/15	4/4/16	7/1/17
Market Value	\$ 182,000.00	\$ 196,000.00	\$ 245,000.00	\$ 162,000.00
Acquisition Price	\$ 182,000.00	\$ 196,000.00	\$ 245,000.00	\$ 162,000.00
Capital Invested	\$ 35,374.00	\$ 43,922.00	\$ 63,750.00	\$ 162,567.92
Mortgage @ Acquisition	\$ 145,600.00	\$ 156,800.00	\$ 183,750.00	-
Interest Rate	5.13%	4.63%	4.50%	0.00%
Amortized Over	30	30	30	0
Monthly Rent	\$ 1,695.00	\$ 1,725.00	\$ 2,300.00	\$ 1,550.00
Rent Appreciation(%)	1%	1%	1%	1%
Total Expenses	\$ 847.50	\$ 759.00	\$ 945.53	\$ 637.21
Net Operating Income	\$ 847.50	\$ 966.00	\$ 1,354.47	\$ 912.80
Debt Service	\$ 792.77	\$ 792.77	\$ 931.03	-
Cashflow	\$ 54.73	\$ 173.23	\$ 423.44	\$ 912.80
Appreciation Rate (%)	3%	3%	3%	3%
Additional Subsidy	\$ 5,000.00			
<b>Paid of in (# of months)</b>	21	70	76	
<b>Paid off by (date)</b>	4/1/19	9/7/20	8/4/22	8/4/22
<b>Cashflow by date</b>	\$ 2,530.18	\$ 2,183.73	\$ 4,080.77	\$ 4,080.77
<b>Paid Off Equity by date</b>	\$ 218,909.08	\$ 444,698.57	\$ 765,954.86	\$ 954,290.32

	Completed Purchases
	Pending Completion
	Future Purchase

**Summary of Findings** As of February 15, 2017

Financial Independence Day	Thursday, August 4, 2022
Capital Required for all Acquisitions	\$ 305,613.92
Total Asset Value Acquired	\$ 785,000.00
Projected Asset Value at Retirement	\$ 954,290.32
Projected Annual Income at Retirement	\$ 48,969.18
Acquisition Phase	2.65
Capital Growth Phase	6.34
Total Plan Time	8.99