



INVESTING ARCHITECT

Property	Property 1	Property 2	Property 3	Property 4	Property 5
Property Type	Duplex	Duplex	Fourplex	Fourplex	Duplex
Date of Acquisition	12/9/14	12/9/14	8/29/16	10/28/16	11/28/16
Market Value	\$ 282,400.00	\$ 282,400.00	\$ 464,600.00	\$ 464,600.00	\$ 379,000.00
Acquisition Price	\$ 282,400.00	\$ 282,400.00	\$ 464,600.00	\$ 464,600.00	\$ 379,000.00
Capital Invested	\$ 72,648.78	\$ 72,640.28	\$ 125,313.00	\$ 122,224.41	\$ 120,723.00
Mortgage @ Acquisition	\$ 211,800.00	\$ 211,800.00	\$ 343,500.00	\$ 348,450.00	\$ 265,300.00
Interest Rate	4.75%	4.75%	4.63%	4.75%	4.75%
Amortized Over	30	30	30	30	30
Monthly Rent	\$ 2,790.00	\$ 2,790.00	\$ 4,400.00	\$ 4,400.00	\$ 3,390.00
Rent Appreciation(%)	1%	1%	1%	1%	1%
Total Expenses	\$ 1,227.60	\$ 1,227.60	\$ 1,936.00	\$ 1,936.00	\$ 1,491.60
Net Operating Income	\$ 1,562.40	\$ 1,562.40	\$ 2,464.00	\$ 2,464.00	\$ 1,898.40
Debt Service	\$ 1,104.85	\$ 1,104.85	\$ 1,766.07	\$ 1,817.68	\$ 1,383.93
Cashflow	\$ 457.55	\$ 457.55	\$ 697.93	\$ 646.32	\$ 514.47
Appreciation Rate (%)	2%	2%	2%	2%	2%
Additional Subsidy					
Paid of in (# of months)	62	105	134	167	186
Paid off by (date)	2/9/20	9/9/23	10/29/27	9/28/30	5/28/32
Cashflow by date	\$ 3,878.67	\$ 4,983.52	\$ 6,749.59	\$ 8,567.27	\$ 9,951.20
Paid Off Equity by date	\$ 312,859.94	\$ 671,736.90	\$ 1,308,773.84	\$ 1,998,755.04	\$ 2,581,015.60

	Completed Purchases
	Pending Completion
	Future Purchase

Summary of Findings	As of	April 21, 2017
Capital Required for all Acquisitions	\$	513,549.47
Total Asset Value Acquired	\$	1,873,000.00
Projected Asset Value at Retirement	\$	2,581,015.60
Projected Annual Income at Retirement	\$	119,414.40
Acquisition Phase		1.97
Capital Growth Phase		15.51
Total Plan Time		17.48