

# Prospective Partner Investment

## Bill Sample

123 Sample Street

Any City  
Thousand Oaks, Ca

**50.00% Equity Interest**  
**8.00% Preferred Return**  
**\$ 167,500 Investment**

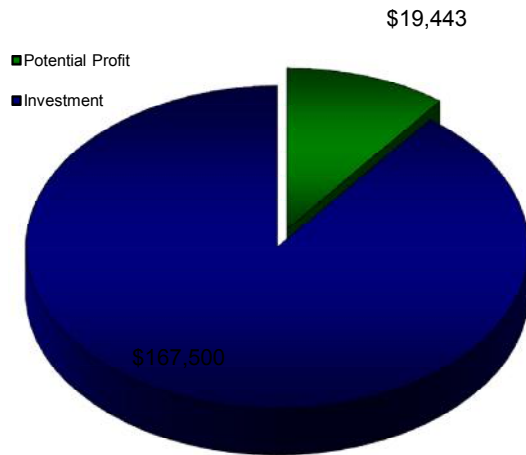


Jeff Smith  
805-499-7300

Partner Profit Share	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6
Before-Tax Projected Cash from Sale	\$ 380,125	\$ 377,500	\$ 376,375	\$ 374,775	\$ 373,175	\$ 371,575
Return of Capital	(335,000)	(335,000)	(335,000)	(335,000)	(335,000)	(335,000)
Before-Tax Profit (Loss)	45,125	42,500	41,375	39,775	38,175	36,575
Bill Sample's Preferred Return	(3,610)	(2,686)	(2,615)	(2,514)	(2,413)	(2,312)
<b>Net Distributable Cash/Profit</b>	<b>\$ 41,515</b>	<b>\$ 39,814</b>	<b>\$ 38,760</b>	<b>\$ 37,261</b>	<b>\$ 35,762</b>	<b>\$ 34,263</b>
Managing Partner's Profit Share	(20,758)	(19,907)	(19,380)	(18,631)	(17,881)	(17,132)
<b>Bill Sample's Share of Profits</b>	<b>\$ 20,758</b>	<b>\$ 19,907</b>	<b>\$ 19,380</b>	<b>\$ 18,631</b>	<b>\$ 17,881</b>	<b>\$ 17,132</b>

### Summary of Cash to Bill Sample

Bill Sample's Preferred Return	3,610	2,686	2,615	2,514	2,413	2,312
Bill Sample's Share of Profits	20,758	19,907	19,380	18,631	17,881	17,132
Bill Sample's Return of Capital	167,500	167,500	167,500	167,500	167,500	167,500
<b>Total Cash to Bill Sample</b>	<b>\$ 191,868</b>	<b>\$ 190,093</b>	<b>\$ 189,495</b>	<b>\$ 188,644</b>	<b>\$ 187,794</b>	<b>\$ 186,943</b>
<b>Bill Sample's Cash on Cash Return</b>	<b>14.5%</b>	<b>13.5%</b>	<b>13.1%</b>	<b>12.6%</b>	<b>12.1%</b>	<b>11.6%</b>



Investment Period is Six Months

# Inspection Checklist

<b>Property Location</b>	
<b>City, State, Zip</b>	
<b>Date of Inspection</b>	

## Exterior

Acceptable	Defective	Marginal	Not Present	Not Inspected	See Comments	Item	Potential Issues/ Concerns	Notes
						Steps	Cracking, sturdiness, loose material, level	
						Walkways	Cracking, tree roots penetrating, uneven	
						Decking	Cracked beams, level wood	
						Retaining Walls	Leaning, cracks, weep holes for drainage	
						Driveway	Cracking, clean	
						Trees	Dead trees	
						Vegetation	Overgrown	
						Basement Stairwell	Look for signs of water penetration	
						Grading	Should grade away from home	
						Fences	Unstable, needs repair	
						Type- Circle one: <b>Vinyl Brick Wood Alum. Stucco</b>	Check for loose, bent, cracked, or broken pieces. Inspect all caulked joints, particularly around window and door trim.	
						Soffits	Rot- Falling from home	
						Entry Doors	Lock working properly-weather seals	
						Door Bell	Working	
						Windows	Broken-Humidity between panes	
						Screens	Ripped	
						Electrical Outlets	G.F.C.I. Protected	
						Hose Bibs	Location- Gate Valves	
						Chimney	Check for crumbling mortar around brickwork.	

## Roof

A	D	M	NP	NI	C	Item	Potential Issues/ Concerns	Notes
						Age _____	Check for curling shingles	
						Ventilation	Ridge vents	
						Gutters		
						Downspouts		
						Leader	Redirect water away from foundation	
						Chimney		

## Garage

A	D	M	NP	NI	C	Item	Potential Issues/ Concerns	Notes
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Budget, Rehab & Performance Tracking	Budget	Actual	Variance Over / (Under)	Comments/ Notes
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Choose which month to compare: Month 6

Projected / Actual Sales Price	\$ 475,000		\$ (475,000)	
Estimated / Actual Selling Expenses	(33,250)		33,250	
Net Projected / Actual Sales Price	\$ 441,750	\$ -	\$ (441,750)	

**Description of Rehab Expenses**

Bathroom	(10,000)		\$ 10,000	
Carpet	(1,500)		1,500	
Ceiling Fans	-		-	
Decks	-		-	
Doors	-		-	
Electrical	-		-	
Fireplace	-		-	
Flooring	(7,500)		7,500	
Garage Doors	-		-	
Gutters	-		-	
Heating & Cooling	-		-	
HVAC	-		-	
Kitchen Appliances	(2,500)		2,500	
Kitchen Cabinets	(8,000)		8,000	
Landscaping	(1,500)		1,500	
Light Fixtures	-		-	
Painting - Exterior	-		-	
Painting - Interior	(25,000)		25,000	
Paving	-		-	
Pest Control	-		-	
Plumbing	-		-	
Roof Repairs	-		-	
Siding/Brick/Stucco	-		-	
Site Inspection	-		-	
Supplies	-		-	
Trash Removal	-		-	
Tree Removal	-		-	
Wall Board	-		-	
Water Heater	-		-	
Windows	(5,000)		5,000	
Other	-		-	
Other	-		-	
Miscellaneous	-		-	
Miscellaneous	-		-	
Miscellaneous	-		-	
Miscellaneous	-		-	
Miscellaneous	-		-	
<b>Total Rehab Costs</b>	<b>\$ (61,000)</b>	<b>\$ -</b>	<b>\$ 61,000</b>	

Purchase Price of Property	\$ (335,000)		\$ 335,000	
Points Estimated / Paid	-		-	
Prepayment Penalty (if any)	-		-	
Cumulative Holding Expenses	(9,175)		9,175	
Equity Payments	-		-	
Income Taxes	(7,681)		7,681	

**Total Cumulated Cash Generated**      \$ 28,894    \$ -    \$ (28,894)

**Cash on Cash Return**                      7.13%      0.00%      -7.13%

**Project Scheduler Name**

1/0/1900 1/0/1900 1/0/1900 1/0/1900 1/0/1900 1/0/1900 1/0/1900 1/0/1900 1/0/1900 1/0/1900 1/1/1900

