

**RESIDIO**  
REAL ESTATE SERVICES  
PROPERTY MANAGEMENT  
INVESTMENTS-FORECLOSURES  
VISIT OUR WEBSITE  
(805) 499-1184



## 123 Sample Street

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Any City  
Thousand Oaks, Ca

**Great Investment**

**10% Return**

**Minimal Rehab**

**Great Location**

**Sample Only**

Presented By

## Presidio Real Estate Services

Jeff Smith  
805-499-7300  
info@presidiorealestategroup.com

1000 Newbury Rd #170  
Newbury Park



# Executive Summary

Jeff Smith  
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info@presidiorealestategroup.com

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1000 Newbury Rd #170  
Newbury Park

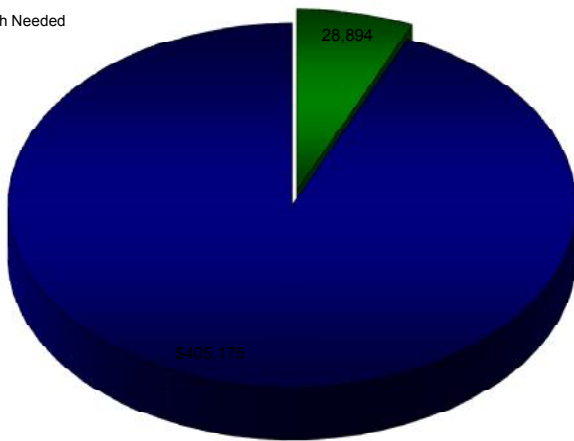
### Financial Information

Estimated Project Completion Date	<b>Month 6</b>
<b>Projected After-Repair Value Sales Price</b>	<b>\$ 475,000</b>
Estimated Selling Expenses	(33,250)
Cumulative Rehab Costs & Holding Expenses	(70,175)
Income Tax Benefit (Cost) from Sale	(7,681)
Asking Price & Closing Costs	(335,000)
<b>Total Potential Profit</b>	<b>\$ 28,894</b>
Total Cash on Cash Return b/f Taxes	9.03%
Total Cash on Cash Return a/t Taxes	7.13%
<b>Cash Needed for Investment</b>	<b>\$405,175</b>

### Financial Breakout

### Summary Description & Notes

- Profit Potential
- Cash Needed



Sample Report Only

**Disclaimer: All Information Presented is Believed to be Accurate.**

The information, calculations & data presented in this report are believed to be accurate but are not guaranteed or warranted. The information contained in this report shall not be considered as a substitution for legal, accounting or other professional advice. Please seek proper legal and tax advice as appropriate before making any purchases of real estate.

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# Cash Flow Analysis



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Profit / Loss	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6
<b>Projected After-Repair Sale Value</b>	\$ 475,000	\$ 475,000	\$ 475,000	\$ 475,000	\$ 475,000	\$ 475,000
FMV Adjustment Option (+/-)	-	-	-	-	-	-
<b>Adj Projected After-Repair Sale Value</b>	\$ 475,000	\$ 475,000	\$ 475,000	\$ 475,000	\$ 475,000	\$ 475,000
Selling Expenses	(33,250)	(33,250)	(33,250)	(33,250)	(33,250)	(33,250)
Income Tax Benefit (Cost) from Sale	(9,476)	(8,925)	(8,689)	(8,353)	(8,017)	(7,681)
Cumulative Rehab & Holding Expenses	(61,625)	(64,250)	(65,375)	(66,975)	(68,575)	(70,175)
Initial Purchase Price	\$ (335,000)	\$ (335,000)	\$ (335,000)	\$ (335,000)	\$ (335,000)	\$ (335,000)
<b>Total Profit (Loss) if Sold by Month End</b>	<b>\$ 35,649</b>	<b>\$ 33,575</b>	<b>\$ 32,686</b>	<b>\$ 31,422</b>	<b>\$ 30,158</b>	<b>\$ 28,894</b>
Cumulative Funds Needed/Used	\$ 396,625	\$ 399,250	\$ 400,375	\$ 401,975	\$ 403,575	\$ 405,175
Total Cash on Cash Return b/f Income Taxes	11.38%	10.64%	10.33%	9.89%	9.46%	9.03%
Total Cash on Cash Return a/t Income Taxes	8.99%	8.41%	8.16%	7.47%	7.47%	7.13%

## Projected Cash Generated

<b>Net Proceeds from Sale</b>	\$ 441,750	\$ 441,750	\$ 441,750	\$ 441,750	\$ 441,750	\$ 441,750
Initial Loan Payoff						
Cumulative Rehab & Holding Expenses	(61,625)	(64,250)	(65,375)	(66,975)	(68,575)	(70,175)
Income Tax Benefit (Cost) from Sale	(9,476)	(8,925)	(8,689)	(8,353)	(8,017)	(7,681)
Initial Cash Investment	(335,000)	(335,000)	(335,000)	(335,000)	(335,000)	(335,000)
<b>Total Profit (Loss)</b>	<b>\$ 35,649</b>	<b>\$ 33,575</b>	<b>\$ 32,686</b>	<b>\$ 31,422</b>	<b>\$ 30,158</b>	<b>\$ 28,894</b>

## Rehab, Expenses & Holding Costs

<b>Rehab Costs from Schedule</b>	\$ (59,500)	\$ (1,500)				
Other Monthly Expenses	(2,125)	(1,125)	(1,125)	(1,600)	(1,600)	(1,600)
<b>Monthly Net Out Flow</b>	<b>\$ (61,625)</b>	<b>\$ (2,625)</b>	<b>\$ (1,125)</b>	<b>\$ (1,600)</b>	<b>\$ (1,600)</b>	<b>\$ (1,600)</b>
<b>Cumulative Rehab &amp; Holding Costs</b>	<b>\$ (61,625)</b>	<b>\$ (64,250)</b>	<b>\$ (65,375)</b>	<b>\$ (66,975)</b>	<b>\$ (68,575)</b>	<b>\$ (70,175)</b>

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# Rehab Expenses



Total Rehab Expenses: \$ 61,800

Description	Project Costs
Bathroom	\$10,000
Carpet	1,500
Doors	800
Flooring	7,500
Kitchen Appliances	2,500
Kitchen Cabinets	8,000
Landscaping	1,500
Painting - Interior	25,000
Windows	5,000
<b>Total</b>	<b>\$61,800</b>

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## Other Expenses & Holding Costs



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Expense Description	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6
Cleaning & Maintenance	1,000					
Insurance	75	75	75	75	75	75
Property Taxes	325	325	325	325	325	325
Gas	50	50	50	50	50	50
Electricity	100	100	100	100	100	100
Water	50	50	50	50	50	50
Trash	25	25	25	500	500	500
Misc.	500	500	500	500	500	500
<b>Total</b>	<b><u>\$2,125</u></b>	<b><u>\$1,125</u></b>	<b><u>\$1,125</u></b>	<b><u>\$1,600</u></b>	<b><u>\$1,600</u></b>	<b><u>\$1,600</u></b>

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## Income Tax Analysis



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	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6
<b>Projected Sales Price</b>	<b>\$ 475,000</b>	<b>\$ 475,000</b>	<b>\$ 475,000</b>	<b>\$ 475,000</b>	<b>\$ 475,000</b>	<b>\$ 475,000</b>
Estimated Selling Expenses	(33,250)	(33,250)	(33,250)	(33,250)	(33,250)	(33,250)
Cumulative Improvements Made	(59,500)	(61,000)	(61,000)	(61,000)	(61,000)	(61,000)
Other Holding Expenses Less Rents <i>(if Any)</i>	(2,125)	(3,250)	(4,375)	(5,975)	(7,575)	(9,175)
Original Cost of Property	(335,000)	(335,000)	(335,000)	(335,000)	(335,000)	(335,000)
<b>Taxable Gain (Loss) on Property Sale</b>	<b>\$ 45,125</b>	<b>\$ 42,500</b>	<b>\$ 41,375</b>	<b>\$ 39,775</b>	<b>\$ 38,175</b>	<b>\$ 36,575</b>
Combined Federal & State Tax Rate	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%
<b>Tax (Expense) Benefit from Sale</b>	<b>(9,476)</b>	<b>(8,925)</b>	<b>(8,689)</b>	<b>(8,353)</b>	<b>(8,017)</b>	<b>(7,681)</b>

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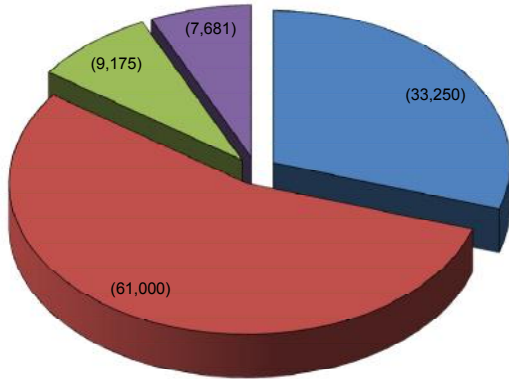
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# Financial Graphs

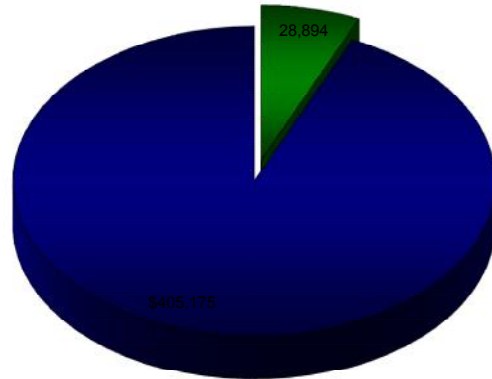


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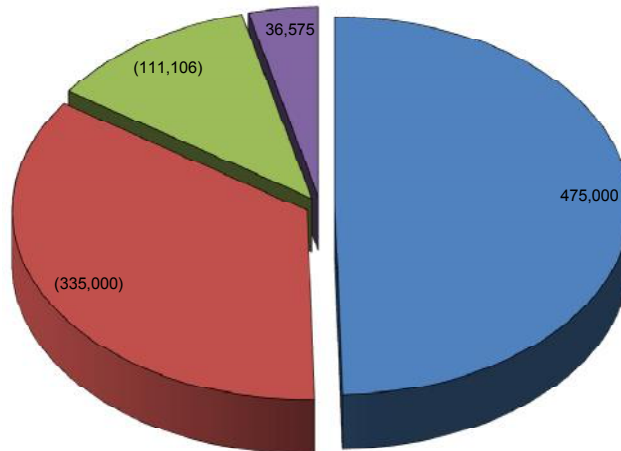
- Sales Expense \$-33250
- Rehab Costs \$-61000
- Other Expenses \$-9175
- Income Taxes \$-7680.75



- Profit Potential
- Cash Needed



- Repair Value \$475000
- Purchase Price \$-335000
- All Costs \$-111106
- Potential Profit \$36575



# Prospective Partner Investment

## Bill Sample

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

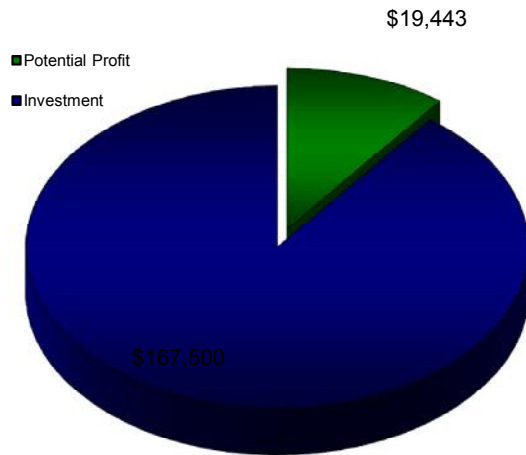


Jeff Smith  
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Partner Profit Share	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6
Before-Tax Projected Cash from Sale	\$ 380,125	\$ 377,500	\$ 376,375	\$ 374,775	\$ 373,175	\$ 371,575
Return of Capital	(335,000)	(335,000)	(335,000)	(335,000)	(335,000)	(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