

Income Property Analysis PIERCE STREET APARTMENTS

Hollywood, FL
11 Units

November 13, 2023



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Property Name

Address

EXECUTIVE SUMMARY

PIERCE STREET APARTMENTS

Total no.of units		11
Occupancy:		100%
List Price:		\$3,776,000
Suggested Offer:		\$3,776,000
GSI (annual):		\$299,400
Vacancy		\$0
Expenses (annual):		\$52,200
NOI:		\$247,200.00
CAP RATE:		6.55%
Year Built/Renovated:		1965/2023
Parking Spaces:		4
Lot Size (SF):		10,907
Total Bldg Sq. Ft.		5,137
POTENTIAL GROSS & Potential NOI		\$325,000
		\$282,000
Construction:		CBS

Suggested Offer Price		\$3,776,000
Total Units		11
Gross Rent Multiplier		12.61
Price Per Unit		\$343,272.73
CAP Rate		6.55%
Down Payment	50%	\$1,975,000.00
Mortgage (6%)	50%	\$1,975,000.00
Closing Costs	3%	\$113,280.00
Total Down Payment		\$2,088,280



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INCOME & EXPENSE SUMMARY AS ANNUAL

1946 Pierce Street

INCOME:	TOTAL MONTHLY ACTUALS	TOTAL ANNUAL ACTUALS
Gross Sales - 2024 (Proforma)		
Rental Income - \$1,950/mo @ Annual	\$ 24,950	\$ 299,400
Other Income		
-	\$ -	\$ -
-	\$ -	\$ -
Vending		
-	\$ -	\$ -
TOTAL RENTAL INCOME	<u>\$ 24,950</u>	<u>\$ 299,400</u>

EXPENSES:	TOTAL MONTHLY ACTUALS	TOTAL ANNUAL ACTUALS
Real Estate Taxes	\$ 2,000	\$ 24,000
-	\$ -	\$ -
-	\$ -	\$ -
-	\$ -	\$ -
-	\$ -	\$ -
Waste Removal	\$ 300	\$ 3,600
Water & Sewer	\$ -	\$ -
Electric	\$ 50	\$ 600
Management	\$ 1,000	\$ 12,000
-	\$ -	\$ -
-	\$ -	\$ -
-	\$ -	\$ -
Insurance	\$ 1,000	\$ 12,000
Telecom	\$ -	\$ -
Misc.	\$ -	\$ -
-	\$ -	\$ -
-	\$ -	\$ -
TOTAL EXPENSES	<u>\$ 4,350</u>	<u>\$ 52,200</u>
NET PROFIT OR (LOSS)		<u>\$ 247,200</u> \$ -

Unit No.	Tenant / Unit Type *	RENT	Current Term
1	1 Bed, 1 Bath	\$2,325.00	ANNUAL
2	1 Bed, 1 Bath	\$2,325.00	ANNUAL
3	1 Bed, 1 Bath	\$2,325.00	ANNUAL
4	1 Bed, 1 Bath	\$2,325.00	ANNUAL
5	1 Bed, 1 Bath	\$2,325.00	ANNUAL
6	1 Bed, 1 Bath	\$1,700.00	ANNUAL
7	1 Bed, 1 Bath	\$2,325.00	ANNUAL
8	1 Bed, 1 Bath	\$2,325.00	ANNUAL
9	1 Bed, 1 Bath	\$2,325.00	ANNUAL
10	1 Bed, 1 Bath	\$2,325.00	ANNUAL
11	Studio	\$2,325.00	ANNUAL
Subtotal	Monthly	\$24,950.00	
TOTAL	GROSS ANNUAL	\$299,400.00	

CATP RATE --> 0.065 (x 100)
\$ 3,803,076.92 **6.50%**

To see how "CAP RATE" effects price, change value. .06 = 6%; .07=7%, etc.
Most buyers in this market are looking for 8% and higer.

ALL NUMBERS CONTAINED ARE UNAUDITED. FIELDS ARE POPULATED FROM NUMBERS PROVIDED BY SELLER AND ARE SUBJECT TO VERIFICATION BY PURCHASER. SELLER NOR BROKER WARRANT EXACT ACCURACY OF NUMBERS PROVIDED AND ENCOURAGE PURCHASER TO VERIFY DURING DUE DILIGENCE.

PIERCE STREET APARTMENTS

1946 Pierce PURCHASE \$3,776,000

LTV: 0

APR: %

NOTES

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Revenue * (+5% / yr)										
Rent	\$299,400.00	\$314,370.00	\$330,088.50	\$346,592.93	\$363,922.57	\$382,118.70	\$401,224.63	\$421,285.87	\$442,350.16	\$464,467.67
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
NET RENT	\$299,400.00	\$314,370.00	\$330,088.50	\$346,592.93	\$363,922.57	\$382,118.70	\$401,224.63	\$421,285.87	\$442,350.16	\$464,467.67
Vacancy 0%	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
TOTAL REVENUE	\$299,400.00	\$314,370.00	\$330,088.50	\$346,592.93	\$363,922.57	\$382,118.70	\$401,224.63	\$421,285.87	\$442,350.16	\$464,467.67
Expenses (+3% / yr)										
Water/Sewer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Electricity	\$600.00	\$618.00	\$636.54	\$655.64	\$675.31	\$695.56	\$716.43	\$737.92	\$760.06	\$782.86
Misc.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Management	\$12,000.00	\$12,360.00	\$12,730.80	\$13,112.72	\$13,506.11	\$13,911.29	\$14,328.63	\$14,758.49	\$15,201.24	\$15,657.28
RE Tax	\$24,000.00	\$24,720.00	\$25,440.00	\$26,160.00	\$26,880.00	\$27,600.00	\$28,320.00	\$29,040.00	\$29,760.00	\$30,480.00
Insurance	\$12,000.00	\$12,360.00	\$12,730.80	\$13,112.72	\$13,506.11	\$13,911.29	\$14,328.63	\$14,758.49	\$15,201.24	\$15,657.28
Waste	\$3,600.00	\$3,708.00	\$3,819.24	\$3,933.82	\$4,051.83	\$4,173.39	\$4,298.59	\$4,427.55	\$4,560.37	\$4,697.18
Internet	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL EXPENSES	\$52,200.00	\$53,766.00	\$55,332.04	\$56,898.08	\$58,464.12	\$60,030.16	\$61,596.20	\$63,162.24	\$64,728.28	\$66,294.32
NET INCOME	\$247,200.00	\$260,604.00	\$274,756.46	\$289,694.85	\$304,633.24	\$319,571.63	\$334,510.02	\$349,448.41	\$364,386.80	\$379,325.19
CAP RATE	6.55%	6.90%	6.15%	6.51%	6.89%	7.29%	7.71%	8.15%	8.62%	9.11%
DEBT SERVICE ** \$0.00 (30yr, 6%, 25% dwn)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
BEFORE TAX CF	\$247,200.00	\$260,604.00	\$274,756.46	\$289,694.85	\$304,633.24	\$319,571.63	\$334,510.02	\$349,448.41	\$364,386.80	\$379,325.19
Initial Cash Investment: (100%)	\$3,776,000.00	\$3,776,000.00	\$3,776,000.00	\$3,776,000.00	\$3,776,000.00	\$3,776,000.00	\$3,776,000.00	\$3,776,000.00	\$3,776,000.00	\$3,776,000.00
ROI (Cash on Cash Return)	0.065466102	0.06901589	0.061485996	0.065078926	0.068867061	0.072860629	0.077070382	0.081507624	0.086184239	0.091112723
	6.547%	6.902%	6.149%	6.508%	6.887%	7.286%	7.707%	8.151%	8.618%	9.111%

IRR (Internal Rate of Return)

Resale Value	7% (Cap Rate)	\$4,396,754.09 (263,805) 0.00 \$4,132,949 4,423,967
Resale cost	6%	
Unpaid Mtg Balance		
Equity \$ (3,776,000)		
BFTC + Equity		

IRR 7.01%

DISCLAIMERS

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- The projections presented herein are forecasts based on assumptions of future events. No explicit or implicit warranty is made as to the accuracy of these projections. Purchaser is responsible to verify actual numbers.
- Debt service; monthly payment x 12, based on purchase at full asking price with 75% LTV

Internal Rate of Return

The internal rate of return is the interest rate received for an investment consisting of payments (negative values) and income (positive values) that occur at regular periods. Essentially, it allows you to find the interest rate that is equivalent to the dollar returns you expect from your project. Once you know the rate, you can compare it to the rates you could earn by investing your money in other projects or investments.

If the internal rate of return is less than the **cost of borrowing** used to fund your project, the project may be a money-loser.

Essentially, this is the return that a company would earn if it expanded or invested in itself, rather than investing that money elsewhere.

Cost Of Borrowing If you are planning to finance the purchase and you know what the interest rate on the loan would be, you can use the rate charged on the loan as the cost of borrowing
Example: Interest rate of 6% compounded over the life of the loan for the project.

PIERCE STREET APARTMENTS - FINANCED

PURCHASE \$3,776,000

DOWN PAYMENT \$1,888,000

LTV: 60%

APR: 7.5%

NOTES

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Revenue * (+5% / yr)										
Rent	\$299,400.00	\$314,370.00	\$330,088.50	\$346,592.93	\$363,922.57	\$382,118.70	\$401,224.63	\$421,285.87	\$442,350.16	\$464,467.67
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
NET RENT	\$299,400.00	\$314,370.00	\$330,088.50	\$346,592.93	\$363,922.57	\$382,118.70	\$401,224.63	\$421,285.87	\$442,350.16	\$464,467.67
Vacancy 0%	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
TOTAL REVENUE	\$299,400.00	\$314,370.00	\$330,088.50	\$346,592.93	\$363,922.57	\$382,118.70	\$401,224.63	\$421,285.87	\$442,350.16	\$464,467.67
Expenses (+3% / yr)										
Water/Sewer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Electricity	\$600.00	\$618.00	\$636.54	\$655.64	\$675.31	\$695.56	\$716.43	\$737.92	\$760.06	\$782.86
Misc.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Management	\$12,000.00	\$12,360.00	\$12,730.80	\$13,112.72	\$13,506.11	\$13,911.29	\$14,328.63	\$14,758.49	\$15,201.24	\$15,657.28
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Internet	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL EXPENSES	\$52,200.00	\$53,766.00	\$55,332.00	\$56,898.00	\$58,464.00	\$60,030.00	\$61,596.00	\$63,162.00	\$64,728.00	\$66,294.00
NET INCOME	\$247,200.00	\$260,604.00	\$274,756.50	\$289,694.93	\$305,416.57	\$321,207.70	\$337,028.63	\$352,837.87	\$368,622.16	\$384,413.67
CAP RATE	6.55%	6.90%	6.15%	6.51%	6.89%	7.29%	7.71%	8.15%	8.62%	9.11%
DEBT SERVICE **	\$158,412.00	\$158,412.00	\$158,412.00	\$158,412.00	\$158,412.00	\$158,412.00	\$158,412.00	\$158,412.00	\$158,412.00	\$158,412.00
\$13,201.00 (30yr, 7.5%, 50% dwn)										
BEFORE TAX CF	\$88,788.00	\$102,192.00	\$116,344.50	\$130,282.93	\$144,204.57	\$158,115.70	\$172,026.63	\$185,937.87	\$199,848.16	\$213,759.67
Initial Cash Investment: (50%)	\$1,888,000.00	\$1,888,000.00	\$1,888,000.00	\$1,888,000.00	\$1,888,000.00	\$1,888,000.00	\$1,888,000.00	\$1,888,000.00	\$1,888,000.00	\$1,888,000.00
ROI	0.047027542	0.054127119	0.039067331	0.04625319	0.053829461	0.061816597	0.070236102	0.079110586	0.088463817	0.098320785
(Cash on Cash Return)	4.703%	5.413%	3.907%	4.625%	5.383%	6.182%	7.024%	7.911%	8.846%	9.832%

IRR (Internal Rate of Return)

Resale Value 7% (Cap Rate)

Resale cost 6%

Unpaid Mtg Balance

Equity \$ (1,888,000) \$88,788.00 \$102,192.00 \$73,759.12 \$87,326.02 \$101,630.02 \$116,709.73

BFTC + Equity

IRR 15.19%

\$4,396,754.09
(263,805)
0.00
\$4,132,949
4,265,555

Internal Rate of Return

The internal rate of return is the interest rate received for an investment consisting of payments (negative values) and income (positive values) that occur at regular periods. Essentially, it allows you to find the interest rate that is equivalent to the dollar returns you expect from your project. Once you know the rate, you can compare it to the rates you could earn by investing your money in other projects or investments.

If the internal rate of return is less than the cost of borrowing used to fund your project, the project may be a money-loser.

Essentially, this is the return that a company would earn if it expanded or invested in itself, rather than investing that money elsewhere.

Cost Of Borrowing If you are planning to finance the purchase and you know what the interest rate on the loan would be, you can use the rate charged on the loan as the cost of borrowing
Example: Interest rate of 6% compounded over the life of the loan for the project.

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1) All numbers and data are based on Stated Income per Seller | Owner. Purchaser is responsible to verify actual numbers

2) The projections presented herein are forecasts based on assumptions of future events. No explicit or implicit warranty is made as to the accuracy of these projections. Purchaser is responsible to verify actual numbers.

3) Debt service; monthly payment x 12, based on purchase at full asking price with 75% LTV

Loan Amortization Schedule

Enter values	
Loan amount	\$ 1,888,000.00
Annual interest rate	7.50 %
Loan period in years	30
Number of payments per year	12
Start date of loan	10/1/2023
Optional extra payments	\$ -

Loan summary	
Scheduled payment	\$ 13,201.17
Scheduled number of payments	360
Actual number of payments	360
Total early payments	\$ -
Total interest	\$ 2,864,421.17

Lender name:

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
1	11/1/2023	\$ 1,888,000.00	\$ 13,201.17	\$ -	\$ 13,201.17	\$ 1,401.17	\$ 11,800.00	\$1,886,598.83	\$ 11,800.00
2	12/1/2023	1,886,598.83	13,201.17	-	13,201.17	1,409.93	11,791.24	1,885,188.90	23,591.24
3	1/1/2024	1,885,188.90	13,201.17	-	13,201.17	1,418.74	11,782.43	1,883,770.16	35,373.67
4	2/1/2024	1,883,770.16	13,201.17	-	13,201.17	1,427.61	11,773.56	1,882,342.56	47,147.24
5	3/1/2024	1,882,342.56	13,201.17	-	13,201.17	1,436.53	11,764.64	1,880,906.03	58,911.88
6	4/1/2024	1,880,906.03	13,201.17	-	13,201.17	1,445.51	11,755.66	1,879,460.52	70,667.54
7	5/1/2024	1,879,460.52	13,201.17	-	13,201.17	1,454.54	11,746.63	1,878,005.98	82,414.17
8	6/1/2024	1,878,005.98	13,201.17	-	13,201.17	1,463.63	11,737.54	1,876,542.35	94,151.71
9	7/1/2024	1,876,542.35	13,201.17	-	13,201.17	1,472.78	11,728.39	1,875,069.57	105,880.10
10	8/1/2024	1,875,069.57	13,201.17	-	13,201.17	1,481.99	11,719.18	1,873,587.58	117,599.28
11	9/1/2024	1,873,587.58	13,201.17	-	13,201.17	1,491.25	11,709.92	1,872,096.33	129,309.20
12	10/1/2024	1,872,096.33	13,201.17	-	13,201.17	1,500.57	11,700.60	1,870,595.77	141,009.81
13	11/1/2024	1,870,595.77	13,201.17	-	13,201.17	1,509.95	11,691.22	1,869,085.82	152,701.03
14	12/1/2024	1,869,085.82	13,201.17	-	13,201.17	1,519.38	11,681.79	1,867,566.44	164,382.81
15	1/1/2025	1,867,566.44	13,201.17	-	13,201.17	1,528.88	11,672.29	1,866,037.56	176,055.11
16	2/1/2025	1,866,037.56	13,201.17	-	13,201.17	1,538.44	11,662.73	1,864,499.12	187,717.84
17	3/1/2025	1,864,499.12	13,201.17	-	13,201.17	1,548.05	11,653.12	1,862,951.07	199,370.96
18	4/1/2025	1,862,951.07	13,201.17	-	13,201.17	1,557.73	11,643.44	1,861,393.35	211,014.40
19	5/1/2025	1,861,393.35	13,201.17	-	13,201.17	1,567.46	11,633.71	1,859,825.88	222,648.11
20	6/1/2025	1,859,825.88	13,201.17	-	13,201.17	1,577.26	11,623.91	1,858,248.63	234,272.02
21	7/1/2025	1,858,248.63	13,201.17	-	13,201.17	1,587.12	11,614.05	1,856,661.51	245,886.08
22	8/1/2025	1,856,661.51	13,201.17	-	13,201.17	1,597.04	11,604.13	1,855,064.47	257,490.21
23	9/1/2025	1,855,064.47	13,201.17	-	13,201.17	1,607.02	11,594.15	1,853,457.46	269,084.37
24	10/1/2025	1,853,457.46	13,201.17	-	13,201.17	1,617.06	11,584.11	1,851,840.40	280,668.47
25	11/1/2025	1,851,840.40	13,201.17	-	13,201.17	1,627.17	11,574.00	1,850,213.23	292,242.48
26	12/1/2025	1,850,213.23	13,201.17	-	13,201.17	1,637.34	11,563.83	1,848,575.89	303,806.31

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
27	1/1/2026	1,848,575.89	13,201.17	-	13,201.17	1,647.57	11,553.60	1,846,928.32	315,359.91
28	2/1/2026	1,846,928.32	13,201.17	-	13,201.17	1,657.87	11,543.30	1,845,270.45	326,903.21
29	3/1/2026	1,845,270.45	13,201.17	-	13,201.17	1,668.23	11,532.94	1,843,602.22	338,436.15
30	4/1/2026	1,843,602.22	13,201.17	-	13,201.17	1,678.66	11,522.51	1,841,923.57	349,958.66
31	5/1/2026	1,841,923.57	13,201.17	-	13,201.17	1,689.15	11,512.02	1,840,234.42	361,470.69
32	6/1/2026	1,840,234.42	13,201.17	-	13,201.17	1,699.70	11,501.47	1,838,534.71	372,972.15
33	7/1/2026	1,838,534.71	13,201.17	-	13,201.17	1,710.33	11,490.84	1,836,824.39	384,462.99
34	8/1/2026	1,836,824.39	13,201.17	-	13,201.17	1,721.02	11,480.15	1,835,103.37	395,943.15
35	9/1/2026	1,835,103.37	13,201.17	-	13,201.17	1,731.77	11,469.40	1,833,371.60	407,412.54
36	10/1/2026	1,833,371.60	13,201.17	-	13,201.17	1,742.60	11,458.57	1,831,629.00	418,871.12
37	11/1/2026	1,831,629.00	13,201.17	-	13,201.17	1,753.49	11,447.68	1,829,875.51	430,318.80
38	12/1/2026	1,829,875.51	13,201.17	-	13,201.17	1,764.45	11,436.72	1,828,111.06	441,755.52
39	1/1/2027	1,828,111.06	13,201.17	-	13,201.17	1,775.48	11,425.69	1,826,335.59	453,181.21
40	2/1/2027	1,826,335.59	13,201.17	-	13,201.17	1,786.57	11,414.60	1,824,549.01	464,595.81
41	3/1/2027	1,824,549.01	13,201.17	-	13,201.17	1,797.74	11,403.43	1,822,751.27	475,999.24
42	4/1/2027	1,822,751.27	13,201.17	-	13,201.17	1,808.97	11,392.20	1,820,942.30	487,391.44
43	5/1/2027	1,820,942.30	13,201.17	-	13,201.17	1,820.28	11,380.89	1,819,122.02	498,772.33
44	6/1/2027	1,819,122.02	13,201.17	-	13,201.17	1,831.66	11,369.51	1,817,290.36	510,141.84
45	7/1/2027	1,817,290.36	13,201.17	-	13,201.17	1,843.11	11,358.06	1,815,447.26	521,499.90
46	8/1/2027	1,815,447.26	13,201.17	-	13,201.17	1,854.62	11,346.55	1,813,592.63	532,846.45
47	9/1/2027	1,813,592.63	13,201.17	-	13,201.17	1,866.22	11,334.95	1,811,726.42	544,181.40
48	10/1/2027	1,811,726.42	13,201.17	-	13,201.17	1,877.88	11,323.29	1,809,848.54	555,504.69
49	11/1/2027	1,809,848.54	13,201.17	-	13,201.17	1,889.62	11,311.55	1,807,958.92	566,816.25
50	12/1/2027	1,807,958.92	13,201.17	-	13,201.17	1,901.43	11,299.74	1,806,057.49	578,115.99
51	1/1/2028	1,806,057.49	13,201.17	-	13,201.17	1,913.31	11,287.86	1,804,144.18	589,403.85
52	2/1/2028	1,804,144.18	13,201.17	-	13,201.17	1,925.27	11,275.90	1,802,218.91	600,679.75
53	3/1/2028	1,802,218.91	13,201.17	-	13,201.17	1,937.30	11,263.87	1,800,281.61	611,943.62
54	4/1/2028	1,800,281.61	13,201.17	-	13,201.17	1,949.41	11,251.76	1,798,332.20	623,195.38
55	5/1/2028	1,798,332.20	13,201.17	-	13,201.17	1,961.59	11,239.58	1,796,370.61	634,434.95
56	6/1/2028	1,796,370.61	13,201.17	-	13,201.17	1,973.85	11,227.32	1,794,396.76	645,662.27
57	7/1/2028	1,794,396.76	13,201.17	-	13,201.17	1,986.19	11,214.98	1,792,410.57	656,877.25
58	8/1/2028	1,792,410.57	13,201.17	-	13,201.17	1,998.60	11,202.57	1,790,411.96	668,079.82
59	9/1/2028	1,790,411.96	13,201.17	-	13,201.17	2,011.10	11,190.07	1,788,400.87	679,269.89
60	10/1/2028	1,788,400.87	13,201.17	-	13,201.17	2,023.66	11,177.51	1,786,377.20	690,447.40
61	11/1/2028	1,786,377.20	13,201.17	-	13,201.17	2,036.31	11,164.86	1,784,340.89	701,612.25
62	12/1/2028	1,784,340.89	13,201.17	-	13,201.17	2,049.04	11,152.13	1,782,291.85	712,764.38
63	1/1/2029	1,782,291.85	13,201.17	-	13,201.17	2,061.85	11,139.32	1,780,230.00	723,903.71
64	2/1/2029	1,780,230.00	13,201.17	-	13,201.17	2,074.73	11,126.44	1,778,155.27	735,030.15
65	3/1/2029	1,778,155.27	13,201.17	-	13,201.17	2,087.70	11,113.47	1,776,067.57	746,143.62
66	4/1/2029	1,776,067.57	13,201.17	-	13,201.17	2,100.75	11,100.42	1,773,966.82	757,244.04

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
67	5/1/2029	1,773,966.82	13,201.17	-	13,201.17	2,113.88	11,087.29	1,771,852.95	768,331.33
68	6/1/2029	1,771,852.95	13,201.17	-	13,201.17	2,127.09	11,074.08	1,769,725.86	779,405.41
69	7/1/2029	1,769,725.86	13,201.17	-	13,201.17	2,140.38	11,060.79	1,767,585.47	790,466.20
70	8/1/2029	1,767,585.47	13,201.17	-	13,201.17	2,153.76	11,047.41	1,765,431.71	801,513.61
71	9/1/2029	1,765,431.71	13,201.17	-	13,201.17	2,167.22	11,033.95	1,763,264.49	812,547.56
72	10/1/2029	1,763,264.49	13,201.17	-	13,201.17	2,180.77	11,020.40	1,761,083.73	823,567.96
73	11/1/2029	1,761,083.73	13,201.17	-	13,201.17	2,194.40	11,006.77	1,758,889.33	834,574.73
74	12/1/2029	1,758,889.33	13,201.17	-	13,201.17	2,208.11	10,993.06	1,756,681.22	845,567.79
75	1/1/2030	1,756,681.22	13,201.17	-	13,201.17	2,221.91	10,979.26	1,754,459.31	856,547.05
76	2/1/2030	1,754,459.31	13,201.17	-	13,201.17	2,235.80	10,965.37	1,752,223.51	867,512.42
77	3/1/2030	1,752,223.51	13,201.17	-	13,201.17	2,249.77	10,951.40	1,749,973.73	878,463.82
78	4/1/2030	1,749,973.73	13,201.17	-	13,201.17	2,263.83	10,937.34	1,747,709.90	889,401.15
79	5/1/2030	1,747,709.90	13,201.17	-	13,201.17	2,277.98	10,923.19	1,745,431.92	900,324.34
80	6/1/2030	1,745,431.92	13,201.17	-	13,201.17	2,292.22	10,908.95	1,743,139.70	911,233.29
81	7/1/2030	1,743,139.70	13,201.17	-	13,201.17	2,306.55	10,894.62	1,740,833.15	922,127.91
82	8/1/2030	1,740,833.15	13,201.17	-	13,201.17	2,320.96	10,880.21	1,738,512.19	933,008.12
83	9/1/2030	1,738,512.19	13,201.17	-	13,201.17	2,335.47	10,865.70	1,736,176.72	943,873.82
84	10/1/2030	1,736,176.72	13,201.17	-	13,201.17	2,350.07	10,851.10	1,733,826.65	954,724.92
85	11/1/2030	1,733,826.65	13,201.17	-	13,201.17	2,364.75	10,836.42	1,731,461.90	965,561.34
86	12/1/2030	1,731,461.90	13,201.17	-	13,201.17	2,379.53	10,821.64	1,729,082.36	976,382.98
87	1/1/2031	1,729,082.36	13,201.17	-	13,201.17	2,394.41	10,806.76	1,726,687.96	987,189.74
88	2/1/2031	1,726,687.96	13,201.17	-	13,201.17	2,409.37	10,791.80	1,724,278.59	997,981.54
89	3/1/2031	1,724,278.59	13,201.17	-	13,201.17	2,424.43	10,776.74	1,721,854.16	1,008,758.28
90	4/1/2031	1,721,854.16	13,201.17	-	13,201.17	2,439.58	10,761.59	1,719,414.58	1,019,519.87
91	5/1/2031	1,719,414.58	13,201.17	-	13,201.17	2,454.83	10,746.34	1,716,959.75	1,030,266.21
92	6/1/2031	1,716,959.75	13,201.17	-	13,201.17	2,470.17	10,731.00	1,714,489.58	1,040,997.21
93	7/1/2031	1,714,489.58	13,201.17	-	13,201.17	2,485.61	10,715.56	1,712,003.97	1,051,712.77
94	8/1/2031	1,712,003.97	13,201.17	-	13,201.17	2,501.15	10,700.02	1,709,502.82	1,062,412.80
95	9/1/2031	1,709,502.82	13,201.17	-	13,201.17	2,516.78	10,684.39	1,706,986.05	1,073,097.19
96	10/1/2031	1,706,986.05	13,201.17	-	13,201.17	2,532.51	10,668.66	1,704,453.54	1,083,765.85
97	11/1/2031	1,704,453.54	13,201.17	-	13,201.17	2,548.34	10,652.83	1,701,905.20	1,094,418.69
98	12/1/2031	1,701,905.20	13,201.17	-	13,201.17	2,564.26	10,636.91	1,699,340.94	1,105,055.59
99	1/1/2032	1,699,340.94	13,201.17	-	13,201.17	2,580.29	10,620.88	1,696,760.65	1,115,676.48
100	2/1/2032	1,696,760.65	13,201.17	-	13,201.17	2,596.42	10,604.75	1,694,164.24	1,126,281.23
101	3/1/2032	1,694,164.24	13,201.17	-	13,201.17	2,612.64	10,588.53	1,691,551.59	1,136,869.76
102	4/1/2032	1,691,551.59	13,201.17	-	13,201.17	2,628.97	10,572.20	1,688,922.62	1,147,441.95
103	5/1/2032	1,688,922.62	13,201.17	-	13,201.17	2,645.40	10,555.77	1,686,277.22	1,157,997.72
104	6/1/2032	1,686,277.22	13,201.17	-	13,201.17	2,661.94	10,539.23	1,683,615.28	1,168,536.95
105	7/1/2032	1,683,615.28	13,201.17	-	13,201.17	2,678.57	10,522.60	1,680,936.71	1,179,059.55
106	8/1/2032	1,680,936.71	13,201.17	-	13,201.17	2,695.32	10,505.85	1,678,241.39	1,189,565.40

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
107	9/1/2032	1,678,241.39	13,201.17	-	13,201.17	2,712.16	10,489.01	1,675,529.23	1,200,054.41
108	10/1/2032	1,675,529.23	13,201.17	-	13,201.17	2,729.11	10,472.06	1,672,800.12	1,210,526.47
109	11/1/2032	1,672,800.12	13,201.17	-	13,201.17	2,746.17	10,455.00	1,670,053.95	1,220,981.47
110	12/1/2032	1,670,053.95	13,201.17	-	13,201.17	2,763.33	10,437.84	1,667,290.62	1,231,419.31
111	1/1/2033	1,667,290.62	13,201.17	-	13,201.17	2,780.60	10,420.57	1,664,510.01	1,241,839.87
112	2/1/2033	1,664,510.01	13,201.17	-	13,201.17	2,797.98	10,403.19	1,661,712.03	1,252,243.06
113	3/1/2033	1,661,712.03	13,201.17	-	13,201.17	2,815.47	10,385.70	1,658,896.56	1,262,628.76
114	4/1/2033	1,658,896.56	13,201.17	-	13,201.17	2,833.07	10,368.10	1,656,063.49	1,272,996.86
115	5/1/2033	1,656,063.49	13,201.17	-	13,201.17	2,850.77	10,350.40	1,653,212.72	1,283,347.26
116	6/1/2033	1,653,212.72	13,201.17	-	13,201.17	2,868.59	10,332.58	1,650,344.13	1,293,679.84
117	7/1/2033	1,650,344.13	13,201.17	-	13,201.17	2,886.52	10,314.65	1,647,457.61	1,303,994.49
118	8/1/2033	1,647,457.61	13,201.17	-	13,201.17	2,904.56	10,296.61	1,644,553.05	1,314,291.10
119	9/1/2033	1,644,553.05	13,201.17	-	13,201.17	2,922.71	10,278.46	1,641,630.34	1,324,569.56
120	10/1/2033	1,641,630.34	13,201.17	-	13,201.17	2,940.98	10,260.19	1,638,689.36	1,334,829.75
121	11/1/2033	1,638,689.36	13,201.17	-	13,201.17	2,959.36	10,241.81	1,635,730.00	1,345,071.56
122	12/1/2033	1,635,730.00	13,201.17	-	13,201.17	2,977.86	10,223.31	1,632,752.14	1,355,294.87
123	1/1/2034	1,632,752.14	13,201.17	-	13,201.17	2,996.47	10,204.70	1,629,755.67	1,365,499.57
124	2/1/2034	1,629,755.67	13,201.17	-	13,201.17	3,015.20	10,185.97	1,626,740.47	1,375,685.54
125	3/1/2034	1,626,740.47	13,201.17	-	13,201.17	3,034.04	10,167.13	1,623,706.43	1,385,852.67
126	4/1/2034	1,623,706.43	13,201.17	-	13,201.17	3,053.00	10,148.17	1,620,653.43	1,396,000.84
127	5/1/2034	1,620,653.43	13,201.17	-	13,201.17	3,072.09	10,129.08	1,617,581.34	1,406,129.92
128	6/1/2034	1,617,581.34	13,201.17	-	13,201.17	3,091.29	10,109.88	1,614,490.05	1,416,239.80
129	7/1/2034	1,614,490.05	13,201.17	-	13,201.17	3,110.61	10,090.56	1,611,379.45	1,426,330.37
130	8/1/2034	1,611,379.45	13,201.17	-	13,201.17	3,130.05	10,071.12	1,608,249.40	1,436,401.49
131	9/1/2034	1,608,249.40	13,201.17	-	13,201.17	3,149.61	10,051.56	1,605,099.79	1,446,453.05
132	10/1/2034	1,605,099.79	13,201.17	-	13,201.17	3,169.30	10,031.87	1,601,930.49	1,456,484.92
133	11/1/2034	1,601,930.49	13,201.17	-	13,201.17	3,189.10	10,012.07	1,598,741.39	1,466,496.98
134	12/1/2034	1,598,741.39	13,201.17	-	13,201.17	3,209.04	9,992.13	1,595,532.35	1,476,489.12
135	1/1/2035	1,595,532.35	13,201.17	-	13,201.17	3,229.09	9,972.08	1,592,303.26	1,486,461.20
136	2/1/2035	1,592,303.26	13,201.17	-	13,201.17	3,249.27	9,951.90	1,589,053.98	1,496,413.09
137	3/1/2035	1,589,053.98	13,201.17	-	13,201.17	3,269.58	9,931.59	1,585,784.40	1,506,344.68
138	4/1/2035	1,585,784.40	13,201.17	-	13,201.17	3,290.02	9,911.15	1,582,494.38	1,516,255.83
139	5/1/2035	1,582,494.38	13,201.17	-	13,201.17	3,310.58	9,890.59	1,579,183.80	1,526,146.42
140	6/1/2035	1,579,183.80	13,201.17	-	13,201.17	3,331.27	9,869.90	1,575,852.53	1,536,016.32
141	7/1/2035	1,575,852.53	13,201.17	-	13,201.17	3,352.09	9,849.08	1,572,500.44	1,545,865.40
142	8/1/2035	1,572,500.44	13,201.17	-	13,201.17	3,373.04	9,828.13	1,569,127.40	1,555,693.53
143	9/1/2035	1,569,127.40	13,201.17	-	13,201.17	3,394.12	9,807.05	1,565,733.27	1,565,500.57
144	10/1/2035	1,565,733.27	13,201.17	-	13,201.17	3,415.34	9,785.83	1,562,317.94	1,575,286.40
145	11/1/2035	1,562,317.94	13,201.17	-	13,201.17	3,436.68	9,764.49	1,558,881.25	1,585,050.89
146	12/1/2035	1,558,881.25	13,201.17	-	13,201.17	3,458.16	9,743.01	1,555,423.09	1,594,793.90

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
147	1/1/2036	1,555,423.09	13,201.17	-	13,201.17	3,479.78	9,721.39	1,551,943.32	1,604,515.29
148	2/1/2036	1,551,943.32	13,201.17	-	13,201.17	3,501.52	9,699.65	1,548,441.79	1,614,214.94
149	3/1/2036	1,548,441.79	13,201.17	-	13,201.17	3,523.41	9,677.76	1,544,918.38	1,623,892.70
150	4/1/2036	1,544,918.38	13,201.17	-	13,201.17	3,545.43	9,655.74	1,541,372.95	1,633,548.44
151	5/1/2036	1,541,372.95	13,201.17	-	13,201.17	3,567.59	9,633.58	1,537,805.36	1,643,182.02
152	6/1/2036	1,537,805.36	13,201.17	-	13,201.17	3,589.89	9,611.28	1,534,215.48	1,652,793.31
153	7/1/2036	1,534,215.48	13,201.17	-	13,201.17	3,612.32	9,588.85	1,530,603.15	1,662,382.15
154	8/1/2036	1,530,603.15	13,201.17	-	13,201.17	3,634.90	9,566.27	1,526,968.25	1,671,948.42
155	9/1/2036	1,526,968.25	13,201.17	-	13,201.17	3,657.62	9,543.55	1,523,310.64	1,681,491.97
156	10/1/2036	1,523,310.64	13,201.17	-	13,201.17	3,680.48	9,520.69	1,519,630.16	1,691,012.66
157	11/1/2036	1,519,630.16	13,201.17	-	13,201.17	3,703.48	9,497.69	1,515,926.68	1,700,510.35
158	12/1/2036	1,515,926.68	13,201.17	-	13,201.17	3,726.63	9,474.54	1,512,200.05	1,709,984.90
159	1/1/2037	1,512,200.05	13,201.17	-	13,201.17	3,749.92	9,451.25	1,508,450.13	1,719,436.15
160	2/1/2037	1,508,450.13	13,201.17	-	13,201.17	3,773.36	9,427.81	1,504,676.77	1,728,863.96
161	3/1/2037	1,504,676.77	13,201.17	-	13,201.17	3,796.94	9,404.23	1,500,879.83	1,738,268.19
162	4/1/2037	1,500,879.83	13,201.17	-	13,201.17	3,820.67	9,380.50	1,497,059.16	1,747,648.69
163	5/1/2037	1,497,059.16	13,201.17	-	13,201.17	3,844.55	9,356.62	1,493,214.61	1,757,005.31
164	6/1/2037	1,493,214.61	13,201.17	-	13,201.17	3,868.58	9,332.59	1,489,346.03	1,766,337.90
165	7/1/2037	1,489,346.03	13,201.17	-	13,201.17	3,892.76	9,308.41	1,485,453.27	1,775,646.31
166	8/1/2037	1,485,453.27	13,201.17	-	13,201.17	3,917.09	9,284.08	1,481,536.19	1,784,930.39
167	9/1/2037	1,481,536.19	13,201.17	-	13,201.17	3,941.57	9,259.60	1,477,594.62	1,794,190.00
168	10/1/2037	1,477,594.62	13,201.17	-	13,201.17	3,966.20	9,234.97	1,473,628.41	1,803,424.96
169	11/1/2037	1,473,628.41	13,201.17	-	13,201.17	3,990.99	9,210.18	1,469,637.42	1,812,635.14
170	12/1/2037	1,469,637.42	13,201.17	-	13,201.17	4,015.94	9,185.23	1,465,621.49	1,821,820.37
171	1/1/2038	1,465,621.49	13,201.17	-	13,201.17	4,041.04	9,160.13	1,461,580.45	1,830,980.51
172	2/1/2038	1,461,580.45	13,201.17	-	13,201.17	4,066.29	9,134.88	1,457,514.16	1,840,115.39
173	3/1/2038	1,457,514.16	13,201.17	-	13,201.17	4,091.71	9,109.46	1,453,422.45	1,849,224.85
174	4/1/2038	1,453,422.45	13,201.17	-	13,201.17	4,117.28	9,083.89	1,449,305.17	1,858,308.74
175	5/1/2038	1,449,305.17	13,201.17	-	13,201.17	4,143.01	9,058.16	1,445,162.16	1,867,366.90
176	6/1/2038	1,445,162.16	13,201.17	-	13,201.17	4,168.91	9,032.26	1,440,993.25	1,876,399.16
177	7/1/2038	1,440,993.25	13,201.17	-	13,201.17	4,194.96	9,006.21	1,436,798.29	1,885,405.37
178	8/1/2038	1,436,798.29	13,201.17	-	13,201.17	4,221.18	8,979.99	1,432,577.11	1,894,385.36
179	9/1/2038	1,432,577.11	13,201.17	-	13,201.17	4,247.56	8,953.61	1,428,329.55	1,903,338.96
180	10/1/2038	1,428,329.55	13,201.17	-	13,201.17	4,274.11	8,927.06	1,424,055.44	1,912,266.02
181	11/1/2038	1,424,055.44	13,201.17	-	13,201.17	4,300.82	8,900.35	1,419,754.61	1,921,166.37
182	12/1/2038	1,419,754.61	13,201.17	-	13,201.17	4,327.70	8,873.47	1,415,426.91	1,930,039.84
183	1/1/2039	1,415,426.91	13,201.17	-	13,201.17	4,354.75	8,846.42	1,411,072.16	1,938,886.25
184	2/1/2039	1,411,072.16	13,201.17	-	13,201.17	4,381.97	8,819.20	1,406,690.19	1,947,705.46
185	3/1/2039	1,406,690.19	13,201.17	-	13,201.17	4,409.36	8,791.81	1,402,280.83	1,956,497.27
186	4/1/2039	1,402,280.83	13,201.17	-	13,201.17	4,436.91	8,764.26	1,397,843.92	1,965,261.52

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
187	5/1/2039	1,397,843.92	13,201.17	-	13,201.17	4,464.65	8,736.52	1,393,379.27	1,973,998.05
188	6/1/2039	1,393,379.27	13,201.17	-	13,201.17	4,492.55	8,708.62	1,388,886.72	1,982,706.67
189	7/1/2039	1,388,886.72	13,201.17	-	13,201.17	4,520.63	8,680.54	1,384,366.10	1,991,387.21
190	8/1/2039	1,384,366.10	13,201.17	-	13,201.17	4,548.88	8,652.29	1,379,817.21	2,000,039.50
191	9/1/2039	1,379,817.21	13,201.17	-	13,201.17	4,577.31	8,623.86	1,375,239.90	2,008,663.36
192	10/1/2039	1,375,239.90	13,201.17	-	13,201.17	4,605.92	8,595.25	1,370,633.98	2,017,258.61
193	11/1/2039	1,370,633.98	13,201.17	-	13,201.17	4,634.71	8,566.46	1,365,999.27	2,025,825.07
194	12/1/2039	1,365,999.27	13,201.17	-	13,201.17	4,663.67	8,537.50	1,361,335.60	2,034,362.56
195	1/1/2040	1,361,335.60	13,201.17	-	13,201.17	4,692.82	8,508.35	1,356,642.78	2,042,870.91
196	2/1/2040	1,356,642.78	13,201.17	-	13,201.17	4,722.15	8,479.02	1,351,920.62	2,051,349.93
197	3/1/2040	1,351,920.62	13,201.17	-	13,201.17	4,751.67	8,449.50	1,347,168.96	2,059,799.43
198	4/1/2040	1,347,168.96	13,201.17	-	13,201.17	4,781.36	8,419.81	1,342,387.59	2,068,219.24
199	5/1/2040	1,342,387.59	13,201.17	-	13,201.17	4,811.25	8,389.92	1,337,576.35	2,076,609.16
200	6/1/2040	1,337,576.35	13,201.17	-	13,201.17	4,841.32	8,359.85	1,332,735.03	2,084,969.01
201	7/1/2040	1,332,735.03	13,201.17	-	13,201.17	4,871.58	8,329.59	1,327,863.45	2,093,298.61
202	8/1/2040	1,327,863.45	13,201.17	-	13,201.17	4,902.02	8,299.15	1,322,961.43	2,101,597.75
203	9/1/2040	1,322,961.43	13,201.17	-	13,201.17	4,932.66	8,268.51	1,318,028.77	2,109,866.26
204	10/1/2040	1,318,028.77	13,201.17	-	13,201.17	4,963.49	8,237.68	1,313,065.28	2,118,103.94
205	11/1/2040	1,313,065.28	13,201.17	-	13,201.17	4,994.51	8,206.66	1,308,070.77	2,126,310.60
206	12/1/2040	1,308,070.77	13,201.17	-	13,201.17	5,025.73	8,175.44	1,303,045.04	2,134,486.04
207	1/1/2041	1,303,045.04	13,201.17	-	13,201.17	5,057.14	8,144.03	1,297,987.90	2,142,630.07
208	2/1/2041	1,297,987.90	13,201.17	-	13,201.17	5,088.75	8,112.42	1,292,899.16	2,150,742.50
209	3/1/2041	1,292,899.16	13,201.17	-	13,201.17	5,120.55	8,080.62	1,287,778.61	2,158,823.12
210	4/1/2041	1,287,778.61	13,201.17	-	13,201.17	5,152.55	8,048.62	1,282,626.05	2,166,871.74
211	5/1/2041	1,282,626.05	13,201.17	-	13,201.17	5,184.76	8,016.41	1,277,441.29	2,174,888.15
212	6/1/2041	1,277,441.29	13,201.17	-	13,201.17	5,217.16	7,984.01	1,272,224.13	2,182,872.16
213	7/1/2041	1,272,224.13	13,201.17	-	13,201.17	5,249.77	7,951.40	1,266,974.36	2,190,823.56
214	8/1/2041	1,266,974.36	13,201.17	-	13,201.17	5,282.58	7,918.59	1,261,691.78	2,198,742.15
215	9/1/2041	1,261,691.78	13,201.17	-	13,201.17	5,315.60	7,885.57	1,256,376.19	2,206,627.72
216	10/1/2041	1,256,376.19	13,201.17	-	13,201.17	5,348.82	7,852.35	1,251,027.37	2,214,480.07
217	11/1/2041	1,251,027.37	13,201.17	-	13,201.17	5,382.25	7,818.92	1,245,645.12	2,222,298.99
218	12/1/2041	1,245,645.12	13,201.17	-	13,201.17	5,415.89	7,785.28	1,240,229.23	2,230,084.27
219	1/1/2042	1,240,229.23	13,201.17	-	13,201.17	5,449.74	7,751.43	1,234,779.49	2,237,835.71
220	2/1/2042	1,234,779.49	13,201.17	-	13,201.17	5,483.80	7,717.37	1,229,295.70	2,245,553.08
221	3/1/2042	1,229,295.70	13,201.17	-	13,201.17	5,518.07	7,683.10	1,223,777.62	2,253,236.18
222	4/1/2042	1,223,777.62	13,201.17	-	13,201.17	5,552.56	7,648.61	1,218,225.06	2,260,884.79
223	5/1/2042	1,218,225.06	13,201.17	-	13,201.17	5,587.26	7,613.91	1,212,637.80	2,268,498.69
224	6/1/2042	1,212,637.80	13,201.17	-	13,201.17	5,622.18	7,578.99	1,207,015.62	2,276,077.68
225	7/1/2042	1,207,015.62	13,201.17	-	13,201.17	5,657.32	7,543.85	1,201,358.30	2,283,621.53
226	8/1/2042	1,201,358.30	13,201.17	-	13,201.17	5,692.68	7,508.49	1,195,665.62	2,291,130.02

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
227	9/1/2042	1,195,665.62	13,201.17	-	13,201.17	5,728.26	7,472.91	1,189,937.36	2,298,602.93
228	10/1/2042	1,189,937.36	13,201.17	-	13,201.17	5,764.06	7,437.11	1,184,173.29	2,306,040.04
229	11/1/2042	1,184,173.29	13,201.17	-	13,201.17	5,800.09	7,401.08	1,178,373.21	2,313,441.12
230	12/1/2042	1,178,373.21	13,201.17	-	13,201.17	5,836.34	7,364.83	1,172,536.87	2,320,805.95
231	1/1/2043	1,172,536.87	13,201.17	-	13,201.17	5,872.81	7,328.36	1,166,664.06	2,328,134.31
232	2/1/2043	1,166,664.06	13,201.17	-	13,201.17	5,909.52	7,291.65	1,160,754.54	2,335,425.96
233	3/1/2043	1,160,754.54	13,201.17	-	13,201.17	5,946.45	7,254.72	1,154,808.08	2,342,680.67
234	4/1/2043	1,154,808.08	13,201.17	-	13,201.17	5,983.62	7,217.55	1,148,824.46	2,349,898.22
235	5/1/2043	1,148,824.46	13,201.17	-	13,201.17	6,021.02	7,180.15	1,142,803.45	2,357,078.38
236	6/1/2043	1,142,803.45	13,201.17	-	13,201.17	6,058.65	7,142.52	1,136,744.80	2,364,220.90
237	7/1/2043	1,136,744.80	13,201.17	-	13,201.17	6,096.51	7,104.65	1,130,648.28	2,371,325.55
238	8/1/2043	1,130,648.28	13,201.17	-	13,201.17	6,134.62	7,066.55	1,124,513.66	2,378,392.10
239	9/1/2043	1,124,513.66	13,201.17	-	13,201.17	6,172.96	7,028.21	1,118,340.70	2,385,420.32
240	10/1/2043	1,118,340.70	13,201.17	-	13,201.17	6,211.54	6,989.63	1,112,129.16	2,392,409.94
241	11/1/2043	1,112,129.16	13,201.17	-	13,201.17	6,250.36	6,950.81	1,105,878.80	2,399,360.75
242	12/1/2043	1,105,878.80	13,201.17	-	13,201.17	6,289.43	6,911.74	1,099,589.37	2,406,272.49
243	1/1/2044	1,099,589.37	13,201.17	-	13,201.17	6,328.74	6,872.43	1,093,260.64	2,413,144.93
244	2/1/2044	1,093,260.64	13,201.17	-	13,201.17	6,368.29	6,832.88	1,086,892.35	2,419,977.81
245	3/1/2044	1,086,892.35	13,201.17	-	13,201.17	6,408.09	6,793.08	1,080,484.25	2,426,770.88
246	4/1/2044	1,080,484.25	13,201.17	-	13,201.17	6,448.14	6,753.03	1,074,036.11	2,433,523.91
247	5/1/2044	1,074,036.11	13,201.17	-	13,201.17	6,488.44	6,712.73	1,067,547.67	2,440,236.64
248	6/1/2044	1,067,547.67	13,201.17	-	13,201.17	6,529.00	6,672.17	1,061,018.67	2,446,908.81
249	7/1/2044	1,061,018.67	13,201.17	-	13,201.17	6,569.80	6,631.37	1,054,448.87	2,453,540.18
250	8/1/2044	1,054,448.87	13,201.17	-	13,201.17	6,610.86	6,590.31	1,047,838.00	2,460,130.48
251	9/1/2044	1,047,838.00	13,201.17	-	13,201.17	6,652.18	6,548.99	1,041,185.82	2,466,679.47
252	10/1/2044	1,041,185.82	13,201.17	-	13,201.17	6,693.76	6,507.41	1,034,492.06	2,473,186.88
253	11/1/2044	1,034,492.06	13,201.17	-	13,201.17	6,735.59	6,465.58	1,027,756.47	2,479,652.46
254	12/1/2044	1,027,756.47	13,201.17	-	13,201.17	6,777.69	6,423.48	1,020,978.77	2,486,075.93
255	1/1/2045	1,020,978.77	13,201.17	-	13,201.17	6,820.05	6,381.12	1,014,158.72	2,492,457.05
256	2/1/2045	1,014,158.72	13,201.17	-	13,201.17	6,862.68	6,338.49	1,007,296.04	2,498,795.54
257	3/1/2045	1,007,296.04	13,201.17	-	13,201.17	6,905.57	6,295.60	1,000,390.47	2,505,091.14
258	4/1/2045	1,000,390.47	13,201.17	-	13,201.17	6,948.73	6,252.44	993,441.74	2,511,343.58
259	5/1/2045	993,441.74	13,201.17	-	13,201.17	6,992.16	6,209.01	986,449.58	2,517,552.59
260	6/1/2045	986,449.58	13,201.17	-	13,201.17	7,035.86	6,165.31	979,413.72	2,523,717.90
261	7/1/2045	979,413.72	13,201.17	-	13,201.17	7,079.83	6,121.34	972,333.89	2,529,839.24
262	8/1/2045	972,333.89	13,201.17	-	13,201.17	7,124.08	6,077.09	965,209.81	2,535,916.33
263	9/1/2045	965,209.81	13,201.17	-	13,201.17	7,168.61	6,032.56	958,041.20	2,541,948.89
264	10/1/2045	958,041.20	13,201.17	-	13,201.17	7,213.41	5,987.76	950,827.79	2,547,936.65
265	11/1/2045	950,827.79	13,201.17	-	13,201.17	7,258.50	5,942.67	943,569.29	2,553,879.32
266	12/1/2045	943,569.29	13,201.17	-	13,201.17	7,303.86	5,897.31	936,265.43	2,559,776.63

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
267	1/1/2046	936,265.43	13,201.17	-	13,201.17	7,349.51	5,851.66	928,915.92	2,565,628.29
268	2/1/2046	928,915.92	13,201.17	-	13,201.17	7,395.45	5,805.72	921,520.47	2,571,434.01
269	3/1/2046	921,520.47	13,201.17	-	13,201.17	7,441.67	5,759.50	914,078.81	2,577,193.51
270	4/1/2046	914,078.81	13,201.17	-	13,201.17	7,488.18	5,712.99	906,590.63	2,582,906.51
271	5/1/2046	906,590.63	13,201.17	-	13,201.17	7,534.98	5,666.19	899,055.65	2,588,572.70
272	6/1/2046	899,055.65	13,201.17	-	13,201.17	7,582.07	5,619.10	891,473.58	2,594,191.80
273	7/1/2046	891,473.58	13,201.17	-	13,201.17	7,629.46	5,571.71	883,844.12	2,599,763.51
274	8/1/2046	883,844.12	13,201.17	-	13,201.17	7,677.14	5,524.03	876,166.97	2,605,287.53
275	9/1/2046	876,166.97	13,201.17	-	13,201.17	7,725.13	5,476.04	868,441.85	2,610,763.57
276	10/1/2046	868,441.85	13,201.17	-	13,201.17	7,773.41	5,427.76	860,668.44	2,616,191.34
277	11/1/2046	860,668.44	13,201.17	-	13,201.17	7,821.99	5,379.18	852,846.45	2,621,570.51
278	12/1/2046	852,846.45	13,201.17	-	13,201.17	7,870.88	5,330.29	844,975.57	2,626,900.80
279	1/1/2047	844,975.57	13,201.17	-	13,201.17	7,920.07	5,281.10	837,055.49	2,632,181.90
280	2/1/2047	837,055.49	13,201.17	-	13,201.17	7,969.57	5,231.60	829,085.92	2,637,413.50
281	3/1/2047	829,085.92	13,201.17	-	13,201.17	8,019.38	5,181.79	821,066.54	2,642,595.29
282	4/1/2047	821,066.54	13,201.17	-	13,201.17	8,069.50	5,131.67	812,997.03	2,647,726.95
283	5/1/2047	812,997.03	13,201.17	-	13,201.17	8,119.94	5,081.23	804,877.10	2,652,808.18
284	6/1/2047	804,877.10	13,201.17	-	13,201.17	8,170.69	5,030.48	796,706.41	2,657,838.66
285	7/1/2047	796,706.41	13,201.17	-	13,201.17	8,221.75	4,979.42	788,484.65	2,662,818.08
286	8/1/2047	788,484.65	13,201.17	-	13,201.17	8,273.14	4,928.03	780,211.51	2,667,746.11
287	9/1/2047	780,211.51	13,201.17	-	13,201.17	8,324.85	4,876.32	771,886.66	2,672,622.43
288	10/1/2047	771,886.66	13,201.17	-	13,201.17	8,376.88	4,824.29	763,509.79	2,677,446.72
289	11/1/2047	763,509.79	13,201.17	-	13,201.17	8,429.23	4,771.94	755,080.55	2,682,218.66
290	12/1/2047	755,080.55	13,201.17	-	13,201.17	8,481.92	4,719.25	746,598.63	2,686,937.91
291	1/1/2048	746,598.63	13,201.17	-	13,201.17	8,534.93	4,666.24	738,063.71	2,691,604.15
292	2/1/2048	738,063.71	13,201.17	-	13,201.17	8,588.27	4,612.90	729,475.43	2,696,217.05
293	3/1/2048	729,475.43	13,201.17	-	13,201.17	8,641.95	4,559.22	720,833.49	2,700,776.27
294	4/1/2048	720,833.49	13,201.17	-	13,201.17	8,695.96	4,505.21	712,137.53	2,705,281.48
295	5/1/2048	712,137.53	13,201.17	-	13,201.17	8,750.31	4,450.86	703,387.22	2,709,732.34
296	6/1/2048	703,387.22	13,201.17	-	13,201.17	8,805.00	4,396.17	694,582.22	2,714,128.51
297	7/1/2048	694,582.22	13,201.17	-	13,201.17	8,860.03	4,341.14	685,722.18	2,718,469.65
298	8/1/2048	685,722.18	13,201.17	-	13,201.17	8,915.41	4,285.76	676,806.78	2,722,755.41
299	9/1/2048	676,806.78	13,201.17	-	13,201.17	8,971.13	4,230.04	667,835.65	2,726,985.46
300	10/1/2048	667,835.65	13,201.17	-	13,201.17	9,027.20	4,173.97	658,808.45	2,731,159.43
301	11/1/2048	658,808.45	13,201.17	-	13,201.17	9,083.62	4,117.55	649,724.84	2,735,276.98
302	12/1/2048	649,724.84	13,201.17	-	13,201.17	9,140.39	4,060.78	640,584.45	2,739,337.76
303	1/1/2049	640,584.45	13,201.17	-	13,201.17	9,197.52	4,003.65	631,386.93	2,743,341.42
304	2/1/2049	631,386.93	13,201.17	-	13,201.17	9,255.00	3,946.17	622,131.93	2,747,287.58
305	3/1/2049	622,131.93	13,201.17	-	13,201.17	9,312.85	3,888.32	612,819.08	2,751,175.91
306	4/1/2049	612,819.08	13,201.17	-	13,201.17	9,371.05	3,830.12	603,448.03	2,755,006.03

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
307	5/1/2049	603,448.03	13,201.17	-	13,201.17	9,429.62	3,771.55	594,018.41	2,758,777.58
308	6/1/2049	594,018.41	13,201.17	-	13,201.17	9,488.55	3,712.62	584,529.86	2,762,490.19
309	7/1/2049	584,529.86	13,201.17	-	13,201.17	9,547.86	3,653.31	574,982.00	2,766,143.50
310	8/1/2049	574,982.00	13,201.17	-	13,201.17	9,607.53	3,593.64	565,374.47	2,769,737.14
311	9/1/2049	565,374.47	13,201.17	-	13,201.17	9,667.58	3,533.59	555,706.89	2,773,270.73
312	10/1/2049	555,706.89	13,201.17	-	13,201.17	9,728.00	3,473.17	545,978.89	2,776,743.90
313	11/1/2049	545,978.89	13,201.17	-	13,201.17	9,788.80	3,412.37	536,190.08	2,780,156.27
314	12/1/2049	536,190.08	13,201.17	-	13,201.17	9,849.98	3,351.19	526,340.10	2,783,507.46
315	1/1/2050	526,340.10	13,201.17	-	13,201.17	9,911.54	3,289.63	516,428.56	2,786,797.08
316	2/1/2050	516,428.56	13,201.17	-	13,201.17	9,973.49	3,227.68	506,455.07	2,790,024.76
317	3/1/2050	506,455.07	13,201.17	-	13,201.17	10,035.83	3,165.34	496,419.24	2,793,190.10
318	4/1/2050	496,419.24	13,201.17	-	13,201.17	10,098.55	3,102.62	486,320.69	2,796,292.73
319	5/1/2050	486,320.69	13,201.17	-	13,201.17	10,161.67	3,039.50	476,159.02	2,799,332.23
320	6/1/2050	476,159.02	13,201.17	-	13,201.17	10,225.18	2,975.99	465,933.85	2,802,308.22
321	7/1/2050	465,933.85	13,201.17	-	13,201.17	10,289.08	2,912.09	455,644.77	2,805,220.31
322	8/1/2050	455,644.77	13,201.17	-	13,201.17	10,353.39	2,847.78	445,291.37	2,808,068.09
323	9/1/2050	445,291.37	13,201.17	-	13,201.17	10,418.10	2,783.07	434,873.28	2,810,851.16
324	10/1/2050	434,873.28	13,201.17	-	13,201.17	10,483.21	2,717.96	424,390.06	2,813,569.12
325	11/1/2050	424,390.06	13,201.17	-	13,201.17	10,548.73	2,652.44	413,841.33	2,816,221.56
326	12/1/2050	413,841.33	13,201.17	-	13,201.17	10,614.66	2,586.51	403,226.67	2,818,808.06
327	1/1/2051	403,226.67	13,201.17	-	13,201.17	10,681.00	2,520.17	392,545.67	2,821,328.23
328	2/1/2051	392,545.67	13,201.17	-	13,201.17	10,747.76	2,453.41	381,797.91	2,823,781.64
329	3/1/2051	381,797.91	13,201.17	-	13,201.17	10,814.93	2,386.24	370,982.97	2,826,167.88
330	4/1/2051	370,982.97	13,201.17	-	13,201.17	10,882.53	2,318.64	360,100.45	2,828,486.52
331	5/1/2051	360,100.45	13,201.17	-	13,201.17	10,950.54	2,250.63	349,149.91	2,830,737.15
332	6/1/2051	349,149.91	13,201.17	-	13,201.17	11,018.98	2,182.19	338,130.92	2,832,919.34
333	7/1/2051	338,130.92	13,201.17	-	13,201.17	11,087.85	2,113.32	327,043.07	2,835,032.66
334	8/1/2051	327,043.07	13,201.17	-	13,201.17	11,157.15	2,044.02	315,885.92	2,837,076.67
335	9/1/2051	315,885.92	13,201.17	-	13,201.17	11,226.88	1,974.29	304,659.04	2,839,050.96
336	10/1/2051	304,659.04	13,201.17	-	13,201.17	11,297.05	1,904.12	293,361.99	2,840,955.08
337	11/1/2051	293,361.99	13,201.17	-	13,201.17	11,367.66	1,833.51	281,994.33	2,842,788.59
338	12/1/2051	281,994.33	13,201.17	-	13,201.17	11,438.71	1,762.46	270,555.62	2,844,551.06
339	1/1/2052	270,555.62	13,201.17	-	13,201.17	11,510.20	1,690.97	259,045.43	2,846,242.03
340	2/1/2052	259,045.43	13,201.17	-	13,201.17	11,582.14	1,619.03	247,463.29	2,847,861.06
341	3/1/2052	247,463.29	13,201.17	-	13,201.17	11,654.52	1,546.65	235,808.77	2,849,407.71
342	4/1/2052	235,808.77	13,201.17	-	13,201.17	11,727.37	1,473.80	224,081.40	2,850,881.51
343	5/1/2052	224,081.40	13,201.17	-	13,201.17	11,800.66	1,400.51	212,280.74	2,852,282.02
344	6/1/2052	212,280.74	13,201.17	-	13,201.17	11,874.42	1,326.75	200,406.33	2,853,608.78
345	7/1/2052	200,406.33	13,201.17	-	13,201.17	11,948.63	1,252.54	188,457.69	2,854,861.32
346	8/1/2052	188,457.69	13,201.17	-	13,201.17	12,023.31	1,177.86	176,434.39	2,856,039.18

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
347	9/1/2052	176,434.39	13,201.17	-	13,201.17	12,098.46	1,102.71	164,335.93	2,857,141.89
348	10/1/2052	164,335.93	13,201.17	-	13,201.17	12,174.07	1,027.10	152,161.86	2,858,168.99
349	11/1/2052	152,161.86	13,201.17	-	13,201.17	12,250.16	951.01	139,911.70	2,859,120.00
350	12/1/2052	139,911.70	13,201.17	-	13,201.17	12,326.72	874.45	127,584.98	2,859,994.45
351	1/1/2053	127,584.98	13,201.17	-	13,201.17	12,403.76	797.41	115,181.22	2,860,791.86
352	2/1/2053	115,181.22	13,201.17	-	13,201.17	12,481.29	719.88	102,699.93	2,861,511.74
353	3/1/2053	102,699.93	13,201.17	-	13,201.17	12,559.30	641.87	90,140.63	2,862,153.62
354	4/1/2053	90,140.63	13,201.17	-	13,201.17	12,637.79	563.38	77,502.84	2,862,716.99
355	5/1/2053	77,502.84	13,201.17	-	13,201.17	12,716.78	484.39	64,786.07	2,863,201.39
356	6/1/2053	64,786.07	13,201.17	-	13,201.17	12,796.26	404.91	51,989.81	2,863,606.30
357	7/1/2053	51,989.81	13,201.17	-	13,201.17	12,876.23	324.94	39,113.57	2,863,931.24
358	8/1/2053	39,113.57	13,201.17	-	13,201.17	12,956.71	244.46	26,156.86	2,864,175.70
359	9/1/2053	26,156.86	13,201.17	-	13,201.17	13,037.69	163.48	13,119.18	2,864,339.18
360	10/1/2053	13,119.18	13,201.17	-	13,119.18	13,037.18	81.99	0.00	2,864,421.17

Mortgage Amortization

Inputs	
Loan principal amount	\$1,888,000.00
Annual interest rate	7.500%
Loan period in years	30
Base year of loan	2023
Base month of loan	August

Key Figures	
Annual loan payments	\$158,414.04
Monthly payments	\$13,201.17
Interest in first calendar year	\$58,911.87
Interest over term of loan	\$2,864,421.20
Sum of all payments	\$4,752,421.20

Payments in First 12 Months								
Year	Month	Beginning Balance	Payment	Principal	Interest	Cumulative Principal	Cumulative Interest	Ending Balance
	Aug	\$1,888,000.00	\$13,201.17	\$1,401.17	\$11,800.00	\$1,401.17	\$11,800.00	\$1,886,598.83
	Sep	\$1,886,598.83	\$13,201.17	\$1,409.93	\$11,791.24	\$2,811.10	\$23,591.24	\$1,885,188.90
	Oct	\$1,885,188.90	\$13,201.17	\$1,418.74	\$11,782.43	\$4,229.84	\$35,373.67	\$1,883,770.16
	Nov	\$1,883,770.16	\$13,201.17	\$1,427.61	\$11,773.56	\$5,657.45	\$47,147.23	\$1,882,342.55
	Dec	\$1,882,342.55	\$13,201.17	\$1,436.53	\$11,764.64	\$7,093.98	\$58,911.87	\$1,880,906.02
2024	Jan	\$1,880,906.02	\$13,201.17	\$1,445.51	\$11,755.66	\$8,539.49	\$70,667.53	\$1,879,460.51
	Feb	\$1,879,460.51	\$13,201.17	\$1,454.54	\$11,746.63	\$9,994.03	\$82,414.16	\$1,878,005.97
	Mar	\$1,878,005.97	\$13,201.17	\$1,463.63	\$11,737.54	\$11,457.66	\$94,151.70	\$1,876,542.34
	Apr	\$1,876,542.34	\$13,201.17	\$1,472.78	\$11,728.39	\$12,930.44	\$105,880.09	\$1,875,069.56
	May	\$1,875,069.56	\$13,201.17	\$1,481.99	\$11,719.18	\$14,412.43	\$117,599.27	\$1,873,587.57
	Jun	\$1,873,587.57	\$13,201.17	\$1,491.25	\$11,709.92	\$15,903.68	\$129,309.19	\$1,872,096.32
	Jul	\$1,872,096.32	\$13,201.17	\$1,500.57	\$11,700.60	\$17,404.25	\$141,009.79	\$1,870,595.75

Yearly Schedule of Balances and Payments							
Year	Beginning Balance	Payment	Principal	Interest	Cumulative Principal	Cumulative Interest	Ending Balance
2024	\$1,880,906.02	\$158,414.04	\$17,954.94	\$140,459.10	\$25,048.92	\$199,370.97	\$1,862,951.08
2025	\$1,862,951.08	\$158,414.04	\$19,348.85	\$139,065.19	\$44,397.77	\$338,436.16	\$1,843,602.23
2026	\$1,843,602.23	\$158,414.04	\$20,850.95	\$137,563.09	\$65,248.71	\$475,999.26	\$1,822,751.29
2027	\$1,822,751.29	\$158,414.04	\$22,469.66	\$135,944.38	\$87,718.38	\$611,943.63	\$1,800,281.62
2028	\$1,800,281.62	\$158,414.04	\$24,214.04	\$134,200.00	\$111,932.42	\$746,143.63	\$1,776,067.58
2029	\$1,776,067.58	\$158,414.04	\$26,093.84	\$132,320.20	\$138,026.26	\$878,463.83	\$1,749,973.74
2030	\$1,749,973.74	\$158,414.04	\$28,119.57	\$130,294.47	\$166,145.83	\$1,008,758.30	\$1,721,854.17
2031	\$1,721,854.17	\$158,414.04	\$30,302.57	\$128,111.47	\$196,448.40	\$1,136,869.77	\$1,691,551.60
2032	\$1,691,551.60	\$158,414.04	\$32,655.03	\$125,759.01	\$229,103.43	\$1,262,628.78	\$1,658,896.57
2033	\$1,658,896.57	\$158,414.04	\$35,190.13	\$123,223.91	\$264,293.56	\$1,385,852.69	\$1,623,706.44
2034	\$1,623,706.44	\$158,414.04	\$37,922.03	\$120,492.01	\$302,215.59	\$1,506,344.70	\$1,585,784.41
2035	\$1,585,784.41	\$158,414.04	\$40,866.02	\$117,548.02	\$343,081.61	\$1,623,892.72	\$1,544,918.39
2036	\$1,544,918.39	\$158,414.04	\$44,038.55	\$114,375.49	\$387,120.16	\$1,738,268.21	\$1,500,879.84

2037	\$1,500,879.84	\$158,414.04	\$47,457.38	\$110,956.66	\$434,577.54	\$1,849,224.87	\$1,453,422.46
2038	\$1,453,422.46	\$158,414.04	\$51,141.62	\$107,272.42	\$485,719.16	\$1,956,497.29	\$1,402,280.84
2039	\$1,402,280.84	\$158,414.04	\$55,111.88	\$103,302.16	\$540,831.03	\$2,059,799.46	\$1,347,168.97
2040	\$1,347,168.97	\$158,414.04	\$59,390.35	\$99,023.69	\$600,221.39	\$2,158,823.14	\$1,287,778.61
2041	\$1,287,778.61	\$158,414.04	\$64,000.98	\$94,413.06	\$664,222.37	\$2,253,236.20	\$1,223,777.63
2042	\$1,223,777.63	\$158,414.04	\$68,969.54	\$89,444.50	\$733,191.91	\$2,342,680.70	\$1,154,808.09
2043	\$1,154,808.09	\$158,414.04	\$74,323.83	\$84,090.21	\$807,515.74	\$2,426,770.91	\$1,080,484.26
2044	\$1,080,484.26	\$158,414.04	\$80,093.78	\$78,320.26	\$887,609.52	\$2,505,091.17	\$1,000,390.48
2045	\$1,000,390.48	\$158,414.04	\$86,311.67	\$72,102.37	\$973,921.19	\$2,577,193.54	\$914,078.81
2046	\$914,078.81	\$158,414.04	\$93,012.27	\$65,401.77	\$1,066,933.46	\$2,642,595.31	\$821,066.54
2047	\$821,066.54	\$158,414.04	\$100,233.05	\$58,180.99	\$1,167,166.51	\$2,700,776.30	\$720,833.49
2048	\$720,833.49	\$158,414.04	\$108,014.40	\$50,399.64	\$1,275,180.91	\$2,751,175.94	\$612,819.09
2049	\$612,819.09	\$158,414.04	\$116,399.84	\$42,014.20	\$1,391,580.76	\$2,793,190.13	\$496,419.24
2050	\$496,419.24	\$158,414.04	\$125,436.27	\$32,977.77	\$1,517,017.02	\$2,826,167.91	\$370,982.98
2051	\$370,982.98	\$158,414.04	\$135,174.21	\$23,239.83	\$1,652,191.23	\$2,849,407.74	\$235,808.77
2052	\$235,808.77	\$158,414.04	\$145,668.13	\$12,745.91	\$1,797,859.37	\$2,862,153.64	\$90,140.63
2053	\$90,140.63	\$92,408.19	\$90,140.63	\$2,267.56	\$1,888,000.00	\$2,864,421.20	\$0.00

[Company Name]
5-Year MACRS Property Depreciation
[Date]

Cost of property	\$3,950,000	
Recovery period (years)	5	
MACRS depreciation method	150%	
Declining balance rate	0.30	
Convention	1/2	Year

Gray cells will be calculated for you. You do not need to enter anything in them.

[Company Name] CONFIDENTIAL

Year	Depreciation Method	Rate	Unrecovered Basis	Depreciation
1	Declining balance	0.30	\$3,950,000	\$592,500
2	Declining balance	0.30	\$3,357,500	\$1,007,250
3	Declining balance	0.30	\$2,350,250	\$705,075
4	Straight line	0.40	\$1,645,175	\$658,070
5	Straight line	0.67	\$987,105	\$658,070
6	Straight line	1.00	\$329,035	\$329,035
			Total	\$3,950,000

[Company Name]
7-Year MACRS Property Depreciation
[Date]

Cost of property	\$3,950,000	
Recovery period (years)	7	
MACRS depreciation method	200%	
Declining balance rate	0.29	
Averaging convention	1/2	Year

Gray cells will be calculated for you. You do not need to enter anything in them.

[Company Name] CONFIDENTIAL

Year	Depreciation Method	Rate	Unrecovered Basis	Depreciation
1	Declining balance	0.29	\$3,950,000	\$564,286
2	Declining balance	0.29	\$3,385,714	\$967,347
3	Declining balance	0.29	\$2,418,367	\$690,962
4	Declining balance	0.29	\$1,727,405	\$493,544
5	Straight line	0.29	\$1,233,861	\$352,532
6	Straight line	0.40	\$881,329	\$352,532
7	Straight line	0.67	\$528,798	\$352,532
8	Straight line	1.00	\$176,266	\$176,266

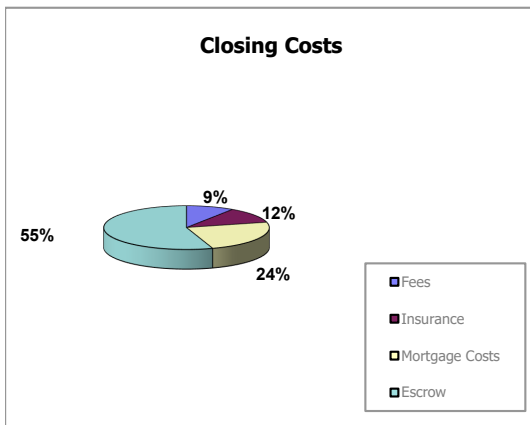
Total	\$3,950,000
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Closing Cost Analysis (For Buyer)

Assumptions	
Selling price of property	\$ 3,950,000
Down payment	1,975,000
Mortgage	\$ 1,975,000
Mortgage rate	7.500%
Points	0.0
Days interest payable	50

Professional Fees	
Broker	
Appraiser	4,500
Attorney	2,000
Surveyor	1,000
Title searcher	500
Total	\$ 8,000

Insurance	
Hazard insurance	\$ 2,500
Flood insurance	2,500
Title insurance	2,500
Other insurance	2,500
Total	\$ 10,000



Escrow Accounts	
Insurance escrow	\$ 10,000
Tax escrow	37,000
Other escrow	-
Total	\$ 47,000

Mailing and Telephone Charges	
Freight and Express Mail	
Federal Express	
Telephone	
Total	

Mortgage Costs	
Discount	
Points	-
Document fees	
Interest	20,291
Total	\$ 20,291

Miscellaneous Fees	
Tax service fee	
Recording fees	
Property owners association	
Total	

Credits	
Property owners association	
Taxes	
Flood insurance	
Total	

Summary	
Net payable at closing (est.)	\$ 85,291
Closing cost as % of mortgage	4.32%

Common Closing Costs	
Elevation Certificate	\$150+/-
Survey	\$250+/-
Settlement Charges (processing)	\$400+/-
Title Search	\$150 - 250
Courier	\$50 - 75
Title Insurance	Price x 0.525%
Lender's Package Prep	\$25
Endorsements	\$150 - \$250
Doc Stamps	Price/100 x .7 Sale
	Price/100 x .35 note
Commission	