

St. Johns Church
Beechwood Property Analysis

SALE OPTION												
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10 yr Total
Assumed Property Value	\$ 1,100,000											
Less: Realtor Fees & Taxes @ 8%	(88,000)											
Net Proceeds from Sale	\$ 1,012,000											
Utilization of Proceeds:												
CD as Collateral on Loan	\$ 336,150	\$ 326,150	\$ 315,650	\$ 304,650	\$ 293,150	\$ 281,150	\$ 268,650	\$ 255,650	\$ 242,150	\$ 228,150		
Interest Earned on CD @ 1.25%	4,202	4,077	3,946	3,808	3,664	3,514	3,358	3,196	3,027	2,852		35,644
Funds Available for Investment	\$ 675,850	\$ 685,850	\$ 696,350	\$ 707,350	\$ 718,850	\$ 730,850	\$ 743,350	\$ 756,350	\$ 769,850	\$ 783,850		
Investment Earned @ 5.00%	33,793	34,293	34,818	35,368	35,943	36,543	37,168	37,818	38,493	39,193		363,425
Total Interest/Investment Earning	\$ 1,012,000	\$ 37,994	\$ 38,369	\$ 38,763	\$ 39,176	\$ 39,607	\$ 40,057	\$ 40,526	\$ 41,013	\$ 41,519	\$ 42,044	\$ 399,069

RENTAL OPTIONS												
		Renewal Cycle (3 year)										
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10 yr Total
Gross Rental Income (Includes 2% annual increase)	\$ 66,000	\$ 67,320	\$ 68,666	\$ 70,040	\$ 71,441	\$ 72,869	\$ 74,327	\$ 75,813	\$ 77,330	\$ 78,876	\$ 80,457	\$ 722,682
Less: Re-rental period (2 mths empty at renewal)	(11,000)			(11,673)			(12,388)			(13,146)		(48,207)
Adjusted Rental income	\$ 55,000	\$ 67,320	\$ 68,666	\$ 58,366	\$ 71,441	\$ 72,869	\$ 61,939	\$ 75,813	\$ 77,330	\$ 65,730		\$ 674,474
Realtor fees (8%, plus one mth rent at renewal)	(9,900)	(5,386)	(5,493)	(10,506)	(5,715)	(5,830)	(11,149)	(6,065)	(6,186)	(11,831)		(78,062)
Real Estate Taxes	(13,617)	(13,685)	(13,754)	(13,822)	(13,891)	(13,961)	(14,031)	(14,101)	(14,171)	(14,242)		(139,275)
Cost of and Reserves for improvements/repairs (1)	(33,000)	(3,000)	(3,000)	(33,000)	(3,000)	(3,000)	(33,000)	(3,000)	(3,000)	(33,000)		(150,000)
Net Income	\$ (1,517)	\$ 45,249	\$ 46,420	\$ 1,038	\$ 48,834	\$ 50,079	\$ 3,759	\$ 52,647	\$ 53,972	\$ 6,657		\$ 307,138

		Renewal Cycle (Fluctuate between 2 & 3 years)										
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10 yr Total
Gross Rental Income (Includes 2% annual increase)	\$ 66,000	\$ 67,320	\$ 68,666	\$ 70,040	\$ 71,441	\$ 72,869	\$ 74,327	\$ 75,813	\$ 77,330	\$ 78,876	\$ 80,457	\$ 722,682
Less: Re-rental period (2 mths empty at renewal)	(11,000)			(11,444)			(12,145)			(12,636)		(47,225)
Adjusted Rental income	\$ 55,000	\$ 67,320	\$ 57,222	\$ 70,040	\$ 71,441	\$ 60,724	\$ 74,327	\$ 63,178	\$ 77,330	\$ 78,876		\$ 675,457
Realtor fees (8%, plus one mth rent at renewal)	(9,900)	(5,386)	(10,300)	(5,603)	(5,715)	(10,930)	(5,946)	(11,372)	(6,186)	(6,310)		(77,649)
Real Estate Taxes	(13,617)	(13,685)	(13,754)	(13,822)	(13,891)	(13,961)	(14,031)	(14,101)	(14,171)	(14,242)		(139,275)
Cost of and Reserves for improvements/repairs (1)	(33,000)	(3,000)	(33,000)	(3,000)	(3,000)	(33,000)	(3,000)	(33,000)	(3,000)	(3,000)		(150,000)
Net Income	\$ (1,517)	\$ 45,249	\$ 169	\$ 47,614	\$ 48,834	\$ 2,833	\$ 51,350	\$ 4,705	\$ 53,972	\$ 55,324		\$ 308,533

		Renewal Cycle (2 year)										
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10 yr Total
Gross Rental Income (Includes 2% annual increase)	\$ 66,000	\$ 67,320	\$ 68,666	\$ 70,040	\$ 71,441	\$ 72,869	\$ 74,327	\$ 75,813	\$ 77,330	\$ 78,876	\$ 80,457	\$ 722,682
Less: Re-rental period (2 mths empty at renewal)	(11,000)			(11,444)		(11,907)		(12,388)		(12,888)		(59,627)
Adjusted Rental income	\$ 55,000	\$ 67,320	\$ 57,222	\$ 70,040	\$ 59,534	\$ 72,869	\$ 61,939	\$ 75,813	\$ 64,441	\$ 78,876		\$ 663,054

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Realtor fees (8%, plus one mth rent at renewal)	(9,900)	(5,386)	(10,300)	(5,603)	(10,716)	(5,830)	(11,149)	(6,065)	(11,599)	(6,310)	(82,858)
Real Estate Taxes	(13,617)	(13,685)	(13,754)	(13,822)	(13,891)	(13,961)	(14,031)	(14,101)	(14,171)	(14,242)	(139,275)
Cost of and Reserves for improvements/repairs ⁽¹⁾	(33,000)	(3,000)	(33,000)	(3,000)	(3,000)	(3,000)	(33,000)	(3,000)	(33,000)	(3,000)	(150,000)
Net Income	\$ (1,517)	\$ 45,249	\$ 169	\$ 47,614	\$ 31,926	\$ 50,079	\$ 3,759	\$ 52,647	\$ 5,671	\$ 55,324	\$ 290,921

Note: Minimum required renovations/improvements over 10 year period are 1) kitchen & powder room; 2) HVAC including conversion to Natural Gas; 3) roof