

Actual 'In-Place' Rental Investments - we brokered, rehabbed, rented, and manage for clients

Examples show the highest and lowest ROI in our managed portfolio.

PORTFOLIO APPROXIMATE RESULTS TO DATE:



| | 3880 Lawley | | 6184 Flushing | | |
|---------------|---|------------------|---|------------------|-----------|
| Research link | http://www.zillow.com/home | | http://www.zillow.com/home | | |
| | | | http://www.realtor.com/reale | | |
| | | Brokers Estimate | | Brokers Estimate | |
| On | 7/1/2013 | 7/1/2013 | 9/26/2014 | 9/26/2014 | |
| Paid | \$49,900 | \$49,900.00 | \$42,500 | \$42,500.00 | |
| Improvements | \$6,000 | \$6,000.00 | \$20,000 | \$20,000.00 | |
| Total outlay | \$55,900 | \$55,900.00 | \$62,500 | \$62,500.00 | \$118,400 |

EQUITY BUILD

| | | | | | |
|--------------------------|------------|------------|------------|------------|-----------|
| On | 12/30/2016 | 12/30/2016 | 12/30/2016 | 12/30/2016 | |
| Estimated Market Value * | \$129,450 | | \$107,464 | | \$236,914 |
| Brokers Estimate # | | \$119,000 | | \$90,464 | \$209,464 |
| Years owned | 3.5 | 3.5 | 2.3 | 2.3 | |
| To date appreciation | \$73,550 | \$63,100 | \$44,964 | \$27,964 | |
| Per year \$ appreciation | \$21,006 | \$18,022 | \$19,869 | \$12,357 | |
| Per year % appreciation | 37.6% | 32.2% | 31.8% | 19.8% | |

CASH FLOW

| | | | | | |
|-------------------------------|----------|----------|----------|----------|--|
| In service / rented on: | 8/1/2013 | 8/1/2013 | 6/1/2015 | 6/1/2015 | |
| Years rented | 3.4 | 3.4 | 1.6 | 1.6 | |
| Monthly rent payout to client | \$828 | \$900 | \$765 | \$810 | |
| Full yr approx prop taxes | \$2,400 | \$2,400 | \$2,868 | \$2,868 | |
| Full yr approx insurance | \$350 | \$350 | \$350 | \$350 | |
| Full yr \$ flow | \$7,186 | \$8,050 | \$5,962 | \$6,502 | |
| Per year % ROI | 12.86% | 14.4% | 9.54% | 10.4% | |

If investment was sold today, below would be the approx. results:

TOTAL ROI

| | | | | | |
|-----------------------------|----------|----------|----------|----------|-----------|
| Cash + appreciation to date | \$98,101 | \$90,602 | \$54,405 | \$38,260 | \$128,863 |
| Total % ROI to date | 175.5% | 162.1% | 87.0% | 61.2% | |
| % ROI to date, Annualized | 50.1% | 46.3% | 38.5% | 27.1% | |

Broker column shows estimate of 1. current market value and 2. potential rent value vs. 1. website est. of value and 2. current actual rents.

* This is the average of Realtor.com & Zillow.com estimates