

Property One Page Summary

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Choose a Property All Properties

State: Various  
Property Type: Various

Property Projection

No. of Years	Year	Property Value	Equity	Rental Income	Deductions	Pre-Tax Cash Flow	Tax Credit	After-Tax Cash Flow	NRAS Incentive
0	2009	\$458,000.00	\$91,600.00	N/A	N/A	N/A	N/A	(\$162,823.00)	N/A
1	2009	\$462,497.97	\$1,121,026.28	\$0.00	\$0.00	(\$36,885.89)	\$0.00	(\$36,885.89)	\$0.00
2	2010	\$1,492,659.81	\$3,375,566.77	\$26,296.70	\$26,296.70	(\$19,593.53)	(\$50,493.86)	\$6,945.96	\$4,708.67
3	2011	\$1,584,632.60	\$4,705,569.73	\$49,348.00	(\$30,457.46)	(\$57,888.00)	\$10,829.73	(\$47,058.27)	\$9,809.72
4	2012	\$1,682,581.01	\$5,699,414.35	\$52,485.86	(\$26,073.45)	(\$55,260.94)	\$9,270.85	(\$45,990.08)	\$10,104.01
5	2013	\$1,786,672.15	\$6,744,466.78	\$56,825.96	(\$21,587.84)	(\$52,456.75)	\$7,675.56	(\$44,781.19)	\$10,407.13
6	2014	\$2,166,638.28	\$8,521,015.05	\$69,804.58	(\$23,818.56)	(\$51,463.69)	\$6,412.87	(\$43,050.81)	\$17,810.02
7	2015	\$2,303,066.16	\$9,900,849.31	\$78,146.57	(\$19,355.14)	(\$47,859.88)	\$6,820.44	(\$41,039.44)	\$20,850.65
8	2016	\$2,448,205.97	\$1,137,367.49	\$85,224.74	(\$12,373.52)	(\$43,413.01)	\$4,351.15	(\$39,061.86)	\$21,476.17
9	2017	\$2,967,453.37	\$1,374,560.98	\$97,267.59	(\$12,714.48)	(\$41,784.15)	\$4,546.73	(\$37,237.42)	\$27,615.07
10	2018	\$3,148,162.64	\$1,557,644.29	\$111,124.99	(\$9,594.84)	(\$38,096.67)	\$3,451.16	(\$34,645.51)	\$32,593.76
11	2019	\$3,814,799.27	\$1,863,587.16	\$138,499.23	(\$12,601.28)	(\$39,728.89)	\$4,428.24	(\$35,300.65)	\$33,571.60
12	2020	\$4,044,841.11	\$2,096,563.35	\$160,797.33	(\$2,058.66)	(\$31,143.69)	\$654.20	(\$30,489.49)	\$28,249.34
13	2021	\$4,289,050.81	\$2,343,110.19	\$177,671.39	\$12,877.34	(\$19,713.30)	(\$4,847.84)	(\$24,561.14)	\$22,432.66
14	2022	\$4,548,318.16	\$2,604,884.32	\$198,631.63	\$26,327.39	(\$9,879.80)	(\$9,814.89)	(\$19,694.68)	\$23,105.64
15	2023	\$5,195,128.32	\$2,964,583.19	\$214,128.79	\$30,269.68	(\$3,537.69)	(\$11,203.50)	(\$14,741.19)	\$23,798.81
16	2024	\$5,495,488.53	\$3,277,627.26	\$239,844.71	\$39,021.21	\$4,264.82	(\$14,570.82)	(\$10,306.00)	\$14,983.51
17	2025	\$5,824,835.97	\$3,605,721.98	\$256,356.77	\$55,321.86	\$20,865.73	(\$21,353.49)	(\$487.75)	\$12,064.72
18	2026	\$6,407,520.01	\$4,092,584.02	\$286,990.13	\$59,124.47	\$32,834.73	(\$23,530.41)	\$9,304.33	\$12,426.66
19	2027	\$6,792,464.14	\$4,480,544.70	\$308,170.03	\$76,506.66	\$46,228.92	(\$31,441.56)	\$14,787.36	\$5,415.16
20	2028	\$7,201,023.06	\$4,892,333.77	\$329,729.50	\$96,604.35	\$61,184.04	(\$40,121.74)	\$21,062.29	\$0.00
21	2029	\$7,973,733.44	\$5,414,423.07	\$364,730.36	\$108,941.29	\$75,295.44	(\$46,154.83)	\$29,140.71	\$0.00
22	2030	\$8,461,172.72	\$5,946,396.76	\$392,805.33	\$130,957.62	\$94,443.50	(\$56,117.89)	\$38,326.61	\$0.00
23	2031	\$9,091,117.05	\$6,498,523.77	\$417,232.56	\$151,551.96	\$116,362.53	(\$68,061.02)	\$48,301.52	\$0.00
24	2032	\$9,891,287.47	\$7,107,282.11	\$458,162.22	\$173,244.86	\$131,698.41	(\$75,398.11)	\$56,300.30	\$0.00
25	2033	\$10,492,504.42	\$7,714,198.50	\$491,760.69	\$199,967.51	\$154,641.26	(\$87,450.67)	\$67,190.59	\$0.00
26	2034	\$11,458,976.74	\$8,408,906.86	\$534,254.79	\$223,964.60	\$198,727.99	(\$97,974.90)	\$100,753.09	\$0.00
27	2035	\$12,616,984.30	\$9,473,477.95	\$588,375.05	\$254,814.77	\$236,904.58	(\$111,768.97)	\$125,135.61	\$0.00
28	2036	\$13,866,382.83	\$10,886,788.33	\$641,110.19	\$293,103.39	\$277,016.24	(\$129,225.72)	\$147,790.52	\$0.00
29	2037	\$14,510,769.52	\$11,717,379.35	\$688,445.09	\$338,781.32	\$307,738.84	(\$145,985.27)	\$161,753.57	\$0.00
30	2038	\$15,396,182.42	\$12,497,426.26	\$730,426.03	\$378,426.03	\$345,245.28	(\$176,124.85)	\$176,124.85	\$0.00
31	2039	\$16,315,860.41	\$13,514,069.99	\$775,033.22	\$421,291.11	\$403,409.40	(\$189,353.76)	\$214,055.64	\$0.00

Selling Projection \*

No. of Years	Year	Sold Price	Selling Costs	Gross Gain	Capital Gains Tax	Net Profit	Net Profit NPV	Internal Rate of Return	NRAS Incentive NPV
0	2009	\$458,000.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1	2009	\$482,497.97	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2	2010	\$509,035.36	\$2,270.58	(\$2,458.22)	\$0.00	(\$2,458.22)	N/A	N/A	N/A
3	2011	\$1,584,632.60	\$19,001.07	\$25,228.52	\$5,331.94	\$20,896.29	N/A	N/A	N/A
4	2012	\$1,682,581.01	\$19,498.30	\$122,679.71	\$25,022.45	\$100,657.26	N/A	-25.95%	N/A
5	2013	\$1,786,672.15	\$20,022.37	\$226,246.78	\$45,897.83	\$180,348.95	N/A	-10.62%	N/A
6	2014	\$1,897,296.74	\$20,574.75	\$336,316.99	\$69,557.63	\$273,847.99	N/A	-2.94%	N/A
7	2015	\$2,303,066.16	\$31,037.51	\$463,951.99	\$99,482.16	\$381,050.07	N/A	1.87%	N/A
8	2016	\$2,448,205.97	\$31,657.95	\$608,471.36	\$135,003.84	\$498,834.20	N/A	4.98%	N/A
9	2017	\$2,602,621.45	\$32,311.77	\$762,233.02	\$173,029.27	\$630,032.75	N/A	6.88%	N/A
10	2018	\$3,148,162.64	\$42,929.75	\$926,585.53	\$214,836.50	\$773,888.66	N/A	8.08%	N/A
11	2019	\$3,340,127.07	\$43,664.08	\$1,117,815.63	\$261,829.23	\$942,518.84	N/A	9.07%	N/A
12	2020	\$4,044,841.11	\$54,390.44	\$1,332,029.31	\$316,620.33	\$1,133,090.05	N/A	9.78%	N/A
13	2021	\$4,289,050.81	\$55,214.57	\$1,575,414.88	\$378,171.44	\$1,352,891.73	N/A	10.37%	N/A
14	2022	\$4,548,318.16	\$56,082.74	\$1,833,814.06	\$443,102.26	\$1,590,122.32	N/A	10.76%	N/A
15	2023	\$4,823,589.96	\$56,997.33	\$2,108,171.17	\$510,911.29	\$1,848,305.99	N/A	11.01%	N/A
16	2024	\$5,495,488.53	\$67,774.07	\$2,405,846.35	\$585,451.96	\$2,129,478.88	N/A	11.20%	N/A
17	2025	\$5,824,835.97	\$68,793.89	\$2,734,173.96	\$666,811.63	\$2,442,404.34	N/A	11.34%	N/A
18	2026	\$6,174,356.28	\$69,888.23	\$3,082,619.93	\$751,654.48	\$2,779,884.32	N/A	11.44%	N/A
19	2027	\$6,792,464.14	\$80,784.20	\$3,459,586.82	\$844,974.27	\$3,147,281.36	N/A	11.51%	N/A
20	2028	\$7,201,023.06	\$81,959.84	\$3,866,950.11	\$944,775.95	\$3,545,826.28	N/A	11.55%	N/A
21	2029	\$7,973,733.44	\$83,219.44	\$4,299,341.54	\$1,050,377.50	\$3,976,110.45	N/A	11.57%	N/A
22	2030	\$8,461,172.72	\$94,310.62	\$4,778,257.98	\$1,168,009.67	\$4,452,877.33	N/A	11.58%	N/A
23	2031	\$9,091,117.05	\$95,711.98	\$5,294,800.95	\$1,294,001.89	\$4,971,624.90	N/A	11.59%	N/A
24	2032	\$9,891,287.47	\$97,188.36	\$5,843,725.76	\$1,427,071.89	\$5,529,282.97	N/A	11.58%	N/A
25	2033	\$10,492,504.42	\$108,513.14	\$6,430,214.16	\$1,570,396.77	\$6,128,905.47	N/A	11.56%	N/A
26	2034	\$11,131,205.31	\$110,155.40	\$7,067,272.79	\$1,725,088.65	\$6,783,587.96	N/A	11.54%	N/A
27	2035	\$12,150,665.82	\$121,646.72	\$7,743,845.77	\$1,889,762.91	\$7,495,206.61	N/A	11.52%	N/A
28	2036	\$13,377,271.57	\$133,205.39	\$8,492,436.76	\$2,071,642.82	\$8,397,756.29	N/A	11.52%	N/A
29	2037	\$14,510,769.52	\$144,962.88	\$9,301,817.22	\$2,267,702.72	\$9,146,987.82	N/A	11.52%	N/A
30	2038	\$15,396,182.42	\$146,997.80	\$10,175,195.21	\$2,478,296.10	\$10,075,898.45	N/A	11.51%	N/A
31	2039	\$16,315,860.41	\$149,141.75	\$11,102,729.24	\$2,701,480.76	\$11,068,254.52	N/A	11.50%	N/A

\* It is assumed that you will not sell any property within the first year of purchase.

Charts

