

BUYERS PURCHASE COSTS & ESTIMATED MTHLY EXPENSES

<u>PURCHASE COSTS for OWNER OCCUPIED DUPLEX</u>		<u>PURCHASE COSTS for INVESTOR</u>	
APPRAISED VALUE OF DUPLEX - 10/20/11 (Advanced Appraisals, LLC, Lake Charles, LA)	\$ 155,000	APPRAISED VALUE OF DUPLEX - 10/20/11 (Advanced Appraisals, LLC, Lake Charles, LA)	\$ 155,000
PURCHASE PRICE***	\$ 129,000	PURCHASE PRICE***	\$ 129,000
BUYER DOWN PAYMENT - 5%	\$ 6,450	BUYER DOWN PAYMENT - 20%	\$ 25,800
PURCHASE PRICE AFTER DOWN PAYMENT	\$ 122,550	PURCHASE PRICE AFTER DOWN PAYMENT	\$ 103,200
BUYERS CLOSING COSTS	\$ 3,500	BUYERS CLOSING COSTS	\$ 3,500
SELLER CONTRIBUTION TO CLOSING COSTS	\$ (3,000)	SELLER CONTRIBUTION TO CLOSING COSTS	\$ (3,000)
AMOUNT TO BE FINANCED	\$ 123,050	AMOUNT TO BE FINANCED	\$ 103,700
TOTAL BUYERS CASH REQUIRED FOR PURCHASE	\$ 6,950	TOTAL BUYERS CASH REQUIRED FOR PURCHASE	\$ 26,300
***TAX SAVING ON DEPRECIATION OF RENTAL PROPERTY. CONSULT A TAX ADVISOR.		***TAX SAVING ON DEPRECIATION OF RENTAL PROPERTY. CONSULT A TAX ADVISOR.	
<u>ESTIMATED MONTHLY EXPENSES</u>		<u>ESTIMATED MONTHLY EXPENSES</u>	
AMOUNT TO BE FINANCED	\$ 123,050	AMOUNT TO BE FINANCED	\$ 103,700
INTEREST- 4.25%		INTEREST- 4.25%	
TERM- 30 YEARS		TERM- 20 YEARS	
MONTHLY PRINCIPAL & INTEREST PAYMENT	\$ 605	MONTHLY PRINCIPAL & INTEREST PAYMENT	\$ 643
INSURANCE	\$ 100	INSURANCE	\$ 100
TAXES	\$ 108	TAXES	\$ 108
HOMEOWNERS ASSOCIATION	\$ 65	HOMEOWNERS ASSOCIATION	\$ 65
TOTAL ESTIMATED MONTHLY PAYMENT	\$ 878	TOTAL ESTIMATED MONTHLY PAYMENT	\$ 916
RENTAL INCOME FROM ONE UNIT OF DUPLEX	\$ 650	RENTAL INCOME FROM TWO UNIT DUPLEX	\$ 1,300
ESTIMATED MONTHLY COST TO OWNER	\$ 228	ESTIMATED MONTHLY COST TO OWNER	\$ 384