

# REIA Report<sup>®</sup> : Proforma Analysis

for the following income producing property:



811-817 Madison  
East Pittsburgh PA 15112

Prepared for

**Max Wilson**

724-368-3650

724-816-4999

MaxWilson@MaxBusinessGroup.com

on

**March 30, 2009**

*Please verify accuracy of all information provided in this report by contacting the listing agent:*

John Johns  
John Johns Realty Company  
999-999-9999

*The information, calculations & data presented in this report are believed to be accurate but are not guaranteed or warranted  
This report was constructed using first and second party information, conservative assumptions, and industry standards.  
The information contained in this report shall not be considered as a substitution for legal, accounting or other professional advise.  
Please seek proper real estate, legal, and tax advice as appropriate before making any purchases of real estate.*

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# REIA Report<sup>®</sup> : Letter from REIAlliance

Thank you for your interest and purchase of our **REIA Report<sup>®</sup>**. This report and analysis has been created from years of working with buyers and sellers of income producing property, and lending institutions- intensely listening to every ones needs and comments, asking and getting feedback, and then taking action to improve our research, analysis, and reports. This customized report has been created just for you based on your earlier request and needs.

Every attempt has been taken to make the information easy to understand and reference- the reason for the menu of report options and the limited reporting of over 250 items relating to and in support of a specific properties performance that could be reported. In addition, every attempt has also been made to be as accurate and conservative with the data and calculations as possible using accounting, data collection, and banking standards as the benchmarks. However, as with any research, there are always limitations of data collection and reporting that impact the outputs of analysis. Included in this report, is a copy of my **Limitations of a REIA Report<sup>®</sup>**. It is the same document you reviewed, signed, and included with your order for this report.

Also included in this report is a **Glossary of Terms** to help you better understand the definition and use terms as reported on the **Property Profile** page of this report. The **Property Profile** was created as a quick overview of the critical financial performance criteria that buyers, sellers and lenders use when making decisions. It uniquely reports the financial performance for the property over time- ranging from historical, present, and projected perspectives- depending on input data use. All pages in the report are in support of the data presented in the **Property Profile**.

If you feel that there may be an error in the data used or in the analysis of data itself, please check the **REIA Report<sup>®</sup> Information Request Form** you downloaded and filled out about the property and compare it to the **REIA Report<sup>®</sup> Input Data Sheet** for discrepancies. If you found no discrepancies, but you believe an error exists in our work, please email us immediately at [REAREport@REIAlliance.com](mailto:REAREport@REIAlliance.com) so that we may address the issue as soon as possible. If necessary, we will rerun the data and return a new report to you ASAP.

Thank you for providing all of us here at the **REIAlliance** the opportunity to serve you.

# REIA Report® : Limitations

A REIA Report® is a financial analysis of a selected property's financial performance based on reported historical, actual, and/or projected performance. The REIA Report® you are about to order, have ordered, or are about to view, may contain certain limitations. It is necessary that you understand those possible limitations and methods used to collect and analyze the financial information on which the analysis was based. Each limitation can and will have a direct bottom line effect on the costs and performance of the investment made- now and into the future.

A REIA Report® **IS NOT**: AN APPRAISAL; IT IS NOT AN OPINION; IT IS NOT A VALUATION OF THE PROPERTY OR PROPERTIES; IT IS ONLY A COLLECTION OF FINANCIAL CALCULATIONS BASED ON INFORMATION PROVIDED FROM OUTSIDE SOURCES. NO INTERPRETATION OF THE CALCULATIONS IS PROVIDED. THE INFORMATION AND CALCULATIONS PRESENTED IN THIS ANALYSIS ARE BELIEVED TO BE ACCURATE, BUT ARE NOT GUARANTEED.

When viewing a REIA Report® you should know that: "THIS ANALYSIS HAS NOT BEEN PERFORMED IN ACCORDANCE WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE WHICH REQUIRE VALUERS TO ACT AS UNBIASED, DISINTERESTED THIRD PARTIES WITH IMPARTIALITY, OBJECTIVITY AND INDEPENDENCE AND WITHOUT ACCOMMODATION OF PERSONAL INTEREST. IT IS NOT TO BE CONSTRUED AS AN APPRAISAL AND MAY NOT BE USED AS SUCH FOR ANY PURPOSE."

Again- this is NOT AN APPRAISAL.

Also know that information within this report may be seen as "forward looking statements" within the meaning of Section 27A of the Securities Act of 1933 and Section 21B of the Securities Exchange Act of 1934. Any statements that express or involve discussions with respect to predictions, goals, expectations, beliefs, plans, projections, objectives, assumptions or future events or performance are not statements of historical fact and may be "forward looking statements" and are limited to the collection of the data on which they were formed.

Forward looking statements are based on expectations, estimates and projections at the time the statements are made and involve a number of risks and uncertainties which could cause actual results or events to differ materially from those presently anticipated. Forward looking statements in this report may be identified through the use of words such as: "exploratory", "investigative," "projected", "reported," "estimate," "believes," "understands" "will," (or any of their semantic truncations) or by statements indicating certain actions such as "may," "could," "should," "would", "will," or "might" occur. All information provided within this communication is understood as "information provided" and NOT INVESTMENT ADVICE on which action should be taken without further investigation.

The limitations of a REIA Report® may be, but not limited to:

**1. COLLECTION OF DATA:** All analysis has been conducted based on the information provided by the owner of the property, their contractual representative, or through some other investigation by the buyer of this report. The REIAAlliance, owner of all REIA Reports®, assumes no responsibility as to the accuracy of that information and therefore the outcomes of any analysis. Calculated financial factors are greatly effected by missing and incomplete data- information that could make one property look to be a better investment than another with more complete data. Please review the information provided for the analysis on the page entitled REIA Report® : Investor Input Data Sheet or REIA Report® : Seller Input Data Sheet . We would also suggest that you confirm that data for yourself with the seller or listing agent (contact info on front cover). You will see at the bottom of the input data sheets that some assumptions have been made. Please review these assumptions as a small change in any one of them can and will effect the financial performance of the property. NOTE: If you have purchased a REIA Report directly from our website, you will be given a code to allow you FREE access to go back into the input data and make any changes you find necessary. These changes may be changes in assumptions, income, expenses, etc. Once complete you will be able to print out the more accurate version of the report at no cost to you. You will have 14 days from date of original report to complete the update.

**2. ASSUMPTIONS USED IN ANALYSIS:** At times, it has been necessary to make certain assumptions and estimates to run even the most preliminary of analysis- as these reports provide. Every attempt has been made to use accurate, "common," and "conservative" values and industry standards- as to NOT make a property perform better on paper than in reality. Another assumption is that the user will use the report as a "sorting" mechanism- one that can provide insights into a property in a way that a decision whether or not to continue the investigation and analysis into that property is warranted. Another assumption is that this report can best meet the needs of its user by being created using a pure "income" approach to calculate and project future performance using current situations, conditions, and marketplace variables. Please note that these assumptions can change quickly and are effected by socio-economic, political and financial factors.

# REIA Report<sup>®</sup> : Limitations

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In closing, this document has been provided to inform you the consumer about the limitations of every REIA Report<sup>®</sup> BEFORE purchasing and viewing it. As with any financial analysis, the outcome is only as good as the information available and level of comprehensiveness. The analysis you are about to view may have many limitations (some having been presented earlier in this document). The reports are provided to help you gain "insights" into a particular property. In the event an interest is developed based on the information provided in this report, it will be absolutely necessary to investigate and research into the property further in order to achieve the level of information needed to make an informed decision.

## MUST READ: IMPORTANT

If you, the owner/purchaser of any version of this REIA Report<sup>®</sup>, choose to share your report with others (your accountant, lawyer, real estate agent, friends, potential buyers or sellers, etc.), it is your sole responsibility to have a complete copy of this two page limitations document signed and retained BEFORE providing the report to others for review. THIS DOCUMENT MUST BE SIGNED BELOW BY ANY AND ALL PARTIES BEFORE VIEWING ANY VERSION OF REIA Report<sup>®</sup>. NOT MEETING THIS CONDITION VIOLATES THE CONDITIONS OF THE CONTRACTUAL SALE OF SUCH INFORMATION AND TRANSFERS ALL LIABILITY OF USE AND OR INTEPRETATION TO THE PURCHASER.

I/We have read this disclosure form and acknowledge by my/our signature and dating below.

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Customer  
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Witness

I/We have read this disclosure form and acknowledge by my/our signature and dating below.

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Provided information to:  
\_\_\_\_\_ : \_\_\_\_/\_\_\_\_/\_\_\_\_\_  
Owner/purchaser of report

# REIA Report<sup>®</sup> : Glossary of Terms

**Data Complete-** Amount of data provided to achieve a level of confidence. 1=Lowest confidence while 5= Highest confidence.

**# of Units-** The number of rental units in a particular building or project. May have multiple units in multiple buildings.

**Purchase Price-** The actual amount paid to and accepted by a seller for a particular property.

**Gross Annual Income (GAI)-** Total yearly income from all sources before expenses are deducted for a given property.

**Net Operating Income (NOI)-** Income after deducting operating expenses but before deducting for income taxes and interest.

**Cash Flow Before Taxes (CFBT)-** Net Operating Income minus the yearly debt services (principal and interest payments).

**Tax Benefits (Tax Ben)-** The estimate of tax benefits a property may provide its owner at a given time. A negative number suggests a profit while a positive number suggests an income loss. Note: this loss may be a function of depreciation.

**Cash Flow After Taxes (CFAT)-** The amount of cash generated from an investment after taxes have been paid per year.

**Appreciation (Apprec)-** The increase in value of a property over a given period of time. Usually reported in a %.

**Principal Reduction End Year 1 (Prin Red EY1)-** The amount of principal that has been paid down at the end of year one.

**Total Out Of Pocket Funds (TOOPF)-** The amount of cash it will take to purchase the property. This figure includes: estimated closing costs, payment of taxes and insurance, setup of escrow for taxes and insurance, out of closing expenses (inspections, tests, etc), and required down payment.

**Cash on Cash Return (CoCR)-** A comprehensive measure of the yield of an investment. It is a ratio of CFAT to the TOOPF required to close the transaction. Note: Once the property has generated enough CFAT or Total Equity (combining Appreciation, Principle Reduction, and Cash Flow After Taxes), to return to the investor all of the TOOPF, thus making TOOPF=\$0, the CoCR would then calculate to yielding infinite returns (CFAT/0).

**Capitalization Rate (Cap Rate)-** An estimation of a property's rate of return by consideration of net annual income as a percentage of its investment cost. The higher the rate (in %), the better the property may perform.

**Debt Service Coverage Ratio (DSCR)-** A risk index used by lending institutions as to the properties ability to repay the debt service over time from cash flows. Preferred ratios are 1.2 or greater. A lower ratio may be accepted for a "strong" buyer.

**Net Income Multiplier (NIM)-** A measure for judging how effective a property is at generating income as compared to its market price. It is the direct inverse of Cap Rate. The lower the number, the better the property may perform.

**Gross Rent Multiplier (GRM)-** A ratio of a property's value by consideration of the sales price to total gross rents. GRM is limited to use as it does not factor in NOI nor Vacancy rates. The lower the number, the better the property may perform.

**Mortgage Constant Factor (MCF)-** A factor which expresses the cash cost of borrowing money. It is a ratio between the loan payment (principle and interest) and the loan amount of a specific property. Once calculated, this rate is presented as a %.

**Cash on Cash Return-** A ratio of the annual before-tax cash flow to the total amount of cash invested. It is presented as a %. It can be used by investors to evaluate the cash flow from an income-producing asset.

**Payback of Cash to Close using Cash Flow After Taxes in Years-** A ratio of the total amount of cash invested to the annual after-tax cash flow. It is the direct inverse of Cash on Cash Return. Provides the number of years it will take to recoup the total investment from after-tax cash flows only.

**Payback of Cash to Close using Total Wealth Growth in Years-** A ratio of the total amount of cash invested to the annual total wealth growth. Provides the number of years it will take to recoup the total investment based on the total yearly equity gain *after* the sale of the property. Except for the impact of spikes in appreciation, if the property is sold before this time period, the buyer will experience a negative "return on investment."

**Break Even Occupancy Rate-** A ratio of the expenses and financing costs to the Gross Annual Income. This factor, presented as a %, reports the minimum occupancy rate required for the gross income to cover the debt service.

**Calculated Offer Price at DSCR of 1.XX (SLV/DSCR)-** The maximum loan value of a property calculated by holding a the required Debt Service Coverage Ratio of 1.XX by the lender as a constant.

**Calculated Offer Price based on cap rate of X.X%-** The maximum offer price based on properties reported Net Operating Income, holding the investors need for a specific return (cap rate).

**Before Tax IRR: Sell @ Yr X-** IRR tells you how fast or slow you are making money. The before tax internal rate or return of the property if sold at year X. The year has been selected by analyzing projected performance for next 30 years. End of year X provides highest before-tax return.

**After Tax IRR: Sell @ Yr X-** IRR tells you how fast or slow you are making money. The after tax internal rate or return of the property if sold at year X. The year

# REIA Report<sup>®</sup> : Property Profile

This property profile is **NOT AN APPRAISAL**.  
 "THIS ANALYSIS HAS NOT BEEN PERFORMED IN ACCORDANCE WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE WHICH REQUIRE VALUERS TO ACT AS UNBIASED, DISINTERESTED THIRD PARTIES WITH IMPARTIALITY, OBJECTIVITY AND INDEPENDENCE AND WITHOUT ACCOMMODATION OF PERSONAL INTEREST. IT IS NOT TO BE CONSTRUED AS AN APPRAISAL AND MAY NOT BE USED AS SUCH FOR ANY PURPOSE."

Please read "**Limitations of a Max Report<sup>sm</sup>**" to understand the limitation of the analysis and the impact on the financial performance data calculated below.

Location				
Street Address	City	State	Zip	County
811-817 Madison	East Pittsburgh	PA	15112	East Alleg

Property Information			
Type*	Number of Units	Assessed Land Value	Assessed Building Value
Multi-family	4	\$23,960	\$95,840

Type\* = Single family, Multi-family, Mixed use (commercial & residential), or Commercial

Purchasing Information			
Purchase Price	Estimated Cost to Close	Down Payment	Total Out of Pocket Funds
\$119,800	\$11,982	20% \$23,960	\$35,942

\* Seller's Assist in the amount of \$0 has been factored into this figure.

Income		
	With Property Manager	Self Managed
Gross Annual Income	\$36,000	\$36,000
Net Operating Income*	\$24,601	\$28,021
Cash Flow Before Taxes (CFBT)	\$15,511	\$18,931

\*NOI calculated using: Vacancy= 5% Maintenance Reserves= 3% Property Management Fee= 10% or, 0% when Self Managed

Wealth Builders		
	With Property Manager	Self Managed
Tax Benefits	-\$4,001	-\$4,962
Cash Flow After Taxes (CFAT)	\$11,510	\$13,969
Appreciation at 2.0%	\$2,396	\$2,396
Principal Reduction	\$2,214	\$2,214
Bank Equity (included money down) End Year 1	\$28,570	\$28,570
Total Equity (Bank Equity + CFAT) End Year 1	\$40,080	\$42,539

Lending Criteria		
	With Property Manager	Self Managed
Cap Rate	20.54%	23.39%
Debt Service Coverage Ratio (DSCR)**	2.71	3.08
Net Income Multiplier (NIM)	4.87	4.28
Gross Rent Multiplier (GRM)	3.33	3.33
Mortgage Constant Factor (MCF)	13.56%	13.56%
Cash-On-Cash Return (End Year 1)	43.16%	52.67%
Payback of Cash to Close using <b>only</b> CFAT in Years	3.12	2.57
Payback of Cash to Close using Total Wealth Growth in Year	2.00	2.00
Break Even Occupancy Rate	51.91%	42.41%
Calculated Offer Price based on DSCR of 1.20	\$270,188	\$307,750
Calculated Offer Price based on capitalized rate of 9.00%	\$273,344	\$311,344

\*\*Calculation: DSCR=Net Operating Income / Total Debt Service (Total Principle + Total Interest)

\*\*\* Calculation: Cash-On-Cash Return= CFBT/Down payment + closing costs

Compare to Other Investments: Internal Rate of Return (IRR)				
	Highest IRR at	With Property Manager	Highest IRR at	Self Managed
Before Tax IRR:	Year 15	54.17%	Year 17	63.67%
After Tax IRR:	Year 15	38.95%	Year 17	45.78%

# REIA Report<sup>®</sup>: Wealth Building Chart

for

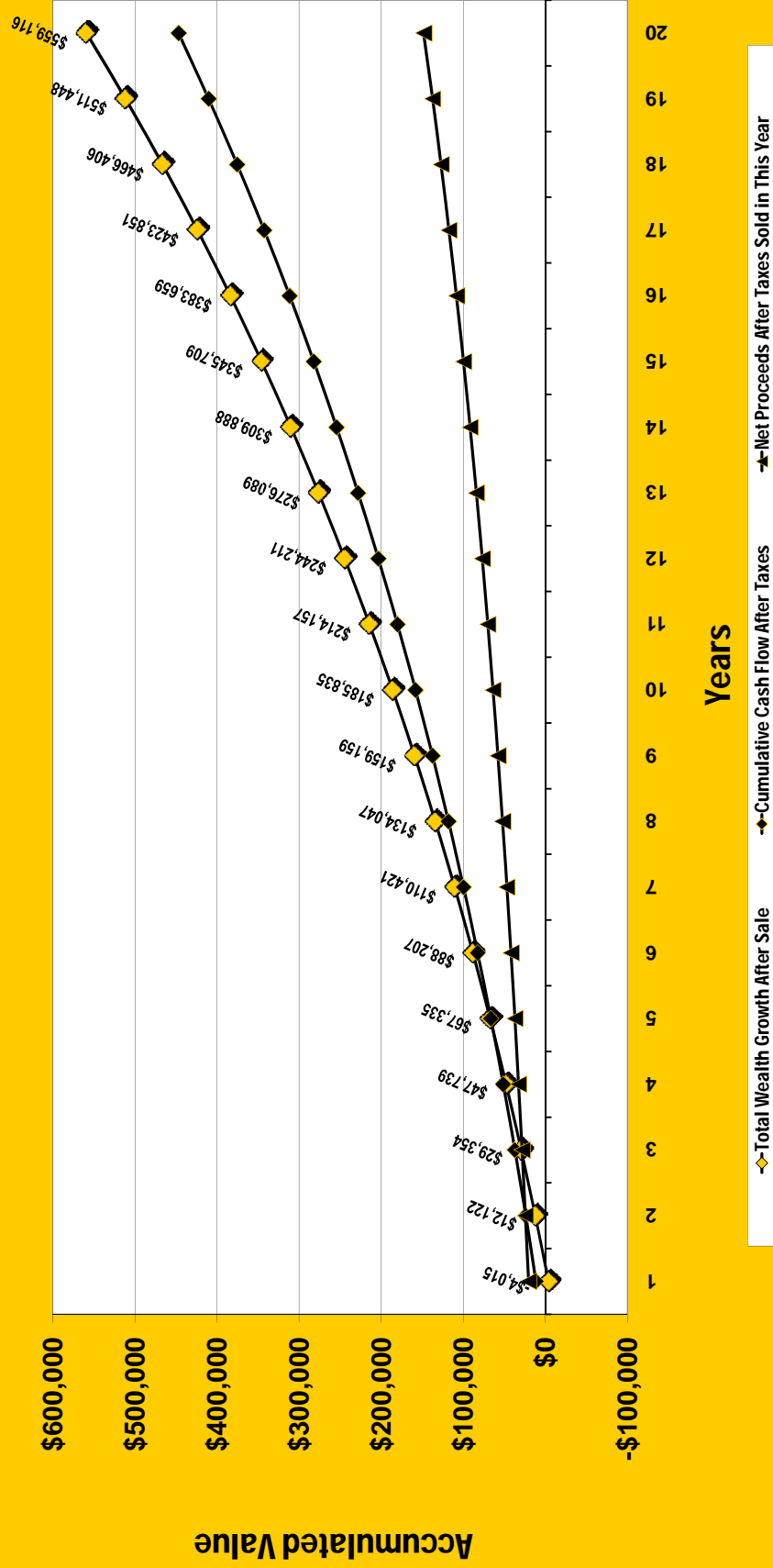
Property: 811-817 Madison

City: East Pittsburgh PA

County: East Alleg

# Units: 4

## Total Wealth Building Potential



NOTE: Performance based on use of a Property Manager

# REIA Report<sup>®</sup> : Investor Input Data Sheet

## Investor's Information

Borrower/Co-Borrower/s	Phone:	Estimated Credit Score	Cell:	Email:
Max Wilson	724-368-3650	760	724-816-4999	MaxWilson@MaxBusinessGroup.com

## Listing Company Information

Representing Firm Name	Agent Name	Company Phone #	Multi-List #
John Johns Realty Company	John Johns	999-999-9999	752652

## Property Location

Street:	City:	State	Zip	County
811-817 Madison	East Pittsburgh	PA	15112	East Alleg

## Property Information

Zoning	Number of Units	Total Assessed Value	Assessed Land Value	Assessed Building Value
Multi-family	4	\$119,800	\$23,960	\$95,840

Zoning = Single Family, Multi-family, Mixed Use (commercial/residential), or Commercial

## Commercial Property: Additional Information

Description	Number of Units	Rentable Square Feet	Total Personal Property Value
	0	0	\$0

## Income

Purchase price	Gross Annual Income	Vacancy (default to 10%)	Additional Income not effected by vacancy
\$119,800	\$36,000	5%	\$0

## Expenses

Insurance	\$1,200
Electricity	\$0
Gas	\$0
Sewer and Water	\$0
Refuse	\$0
Total Utility Expenses (over past year)	\$248
Lawn Care / Snow Removal	
Landscaping	
Maintenance	\$1,000
Advertising	\$0
Telephone	\$0
Accounting and Legal	\$0
License & Permits	\$0
Payroll- Residential Management	\$0
Taxes / Workman's Compensation	\$0
Labor	\$0
Supplies	
Total Other Expenses:	\$0
Local Taxes	\$0
County Taxes	\$0
School Taxes	\$0
Total Real Estate Taxes	\$2,705

## Updates / Repairs to be made

Roof	\$0
Windows	\$0
Siding	\$0
Porches	\$0
Garage	\$0
Concrete	\$0
Yard / Grounds	\$0
	\$0
	\$0
Kitchen	\$0
Appliances	\$0
Bathroom/s	\$0
Family Rooms	\$0
Flooring	\$0
Electrical	\$0
Walls	\$0
Plumbing	\$0
Heating	\$0
Lighting	\$0
Basement	\$0
	\$0
	\$0
Total Update / Repair Costs	\$0

## Lending Assumptions to be made in the analysis

Percent Down	20%	\$23,960
First position loan (percentage)	80%	\$95,840
Interest rate on first position loan		7.250%
Amortization term on first loan		20
Second position loan at	0%	\$0
Interest rate on second position loan		13.00%
Amortization term on second loan		30
Total Mortgages (First and Second)		\$95,840
Loan Points (total)	0	\$0
Required Debt Coverage Service Ratio		1.20
Personal Mortgage Insurance on	0%	\$0
Estimated cost to close		\$11,982
Total Out of Pocket Funds	\$0	\$35,942
Estimated Settlement Date		4/11/08
Estimated Sellers Assist Allowance	0%	\$0

## Additional Assumptions to be made in the analysis

Federal Tax Rate (10%, 15%, 25%, 28%, 33%, 35%)	25%
State Tax Rate for PA	3.1%
Property Management Allowance	10%
Maintenance Reserves (% of GAI)	3%
Appreciation rate	2.0%
Net Operating Income Increase / Yr	5.0%
Cap Rate return required by buyer	9.00%
Sales Cost Basis (cost to sell property)	7.0%
Confidence (1=minimal data to 5= complete data)	4
Percent of total income from residential leases	100.0%
Depreciation Life in Years	27.9
Credit score minimum	680
Property Warranty (1= Buyer pays / 2= Seller pays)	0
Property Warranty Cost	\$1,029

# REIA Report<sup>®</sup> : Cash Flow & Potential Wealth Growth Chart- Property Managed Years 1-15

## Cash Flow From Operation with PM

A: Income Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Net Operating Income	24,601	25,831	27,123	28,479	29,903	31,398	32,968	34,616	36,347	38,164	40,072	42,076	44,180	46,389	48,708
Principal & Interest Payments	9,090	9,090	9,090	9,090	9,090	9,090	9,090	9,090	9,090	9,090	9,090	9,090	9,090	9,090	9,090
Cash Flow Before Taxes	15,511	16,741	18,033	19,389	20,813	22,308	23,878	25,526	27,257	29,074	30,982	32,986	35,090	37,299	39,618
Inc Tax Benefits	-4,001	-4,394	-4,807	-5,242	-5,700	-6,182	-6,690	-7,225	-7,789	-8,383	-9,009	-9,668	-10,362	-11,094	-11,865
Cash Flow After Taxes	11,510	12,347	13,226	14,147	15,113	16,126	17,187	18,301	19,468	20,691	21,974	23,318	24,728	26,205	27,753

B: Income Tax Computations	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Net Operating Income	24,601	25,831	27,123	28,479	29,903	31,398	32,968	34,616	36,347	38,164	40,072	42,076	44,180	46,389	48,708
Interest	6,876	6,710	6,531	6,340	6,133	5,912	5,674	5,418	5,142	4,846	4,528	4,186	3,819	3,424	2,999
Total Straight Line Depreciation	3,485	3,485	3,485	3,485	3,485	3,485	3,485	3,485	3,485	3,485	3,485	3,485	3,485	3,485	3,485
Taxable Income	14,240	15,636	17,106	18,654	20,284	22,001	23,809	25,713	27,720	29,833	32,059	34,405	36,876	39,480	42,224
Tax Rate	28.1%	28.1%	28.1%	28.1%	28.1%	28.1%	28.1%	28.1%	28.1%	28.1%	28.1%	28.1%	28.1%	28.1%	28.1%
Income Tax Benefits (+) Pay (-)	-4,001	-4,394	-4,807	-5,242	-5,700	-6,182	-6,690	-7,225	-7,789	-8,383	-9,009	-9,668	-10,362	-11,094	-11,865

\*Positive number= reduction of taxes based on losses. Negative number =paying taxes based on profit.

WEALTH GROWTH at	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Cash Flow After Taxes	11,510	12,347	13,226	14,147	15,113	16,126	17,187	18,301	19,468	20,691	21,974	23,318	24,728	26,205	27,753
Net Sales Proceeds after Taxes	20,417	24,207	28,213	32,451	36,934	41,681	46,708	52,033	57,677	63,661	70,009	76,745	83,896	91,489	99,557
Yearly Wealth Growth	31,927	36,554	41,439	46,598	52,047	57,807	63,895	70,333	77,145	84,353	91,983	100,063	108,623	117,694	127,310
CFAT From Previous Years	11,510	11,510	23,857	37,083	51,230	66,343	82,468	99,656	117,956	137,424	158,115	180,089	203,408	228,135	254,340
Accumulated Wealth Growth	31,927	48,064	65,296	83,680	103,277	124,149	146,363	169,989	195,101	221,777	250,098	280,153	312,031	345,829	381,650
Cash to Close	35,942	35,942	35,942	35,942	35,942	35,942	35,942	35,942	35,942	35,942	35,942	35,942	35,942	35,942	35,942
Total Wealth Growth (sold)	-4,015	12,122	29,354	47,739	67,335	88,207	110,421	134,047	159,159	185,835	214,157	244,211	276,089	309,888	345,709

\* Does NOT include reinvestment of cash flows over time

# REIA Report<sup>®</sup> : Cash Flow & Potential Wealth Growth Chart-Property Managed Years 16-30

## Cash Flow From Operation with PMI

A: Income Analysis	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Net Operating Income	51,144	53,701	56,386	59,205	62,166										
Principal & Interest Payments	9,090	9,090	9,090	9,090	9,085										
Cash Flow Before Taxes	42,054	44,611	47,296	50,115	53,080										
Incl Tax Benefits	-12,678	-13,534	-14,437	-15,389	-16,392										
Cash Flow After Taxes	29,376	31,077	32,859	34,727	36,688										

B: Income Tax Computations	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Net Operating Income	51,144	53,701	56,386	59,205	62,166										
Interest	2,542	2,052	1,524	957	347										
Total Straight Line Depreciation	3,485	3,485	3,485	3,485	3,485										
Taxable Income	45,116	48,164	51,377	54,763	58,333										
Tax Rate	28.1%	28.1%	28.1%	28.1%	28.1%										
Income Tax Benefits (+) Pay (-)	-12,678	-13,534	-14,437	-15,389	-16,392										

\*Positive number= reduction of taxes based on losses. Negative number=paying taxes based on profit.

TOTAL WEALTH GROWTH at	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Cash Flow After Taxes	29,376	31,077	32,859	34,727	36,688										
Net Sales Proceeds after Taxes	108,131	117,246	126,942	137,257	148,237										
Yearly Wealth Growth	137,507	148,323	159,801	171,984	184,925										
CFAT From Previous Years	282,094	311,470	342,546	375,405	410,132	446,821									
Total Wealth Growth	419,600	459,793	502,347	547,390	595,057										
Cash to Close	35,942	35,942	35,942	35,942	35,942										
Total Wealth Growth (sold)	383,659	423,851	466,406	511,448	559,116										

\* Does NOT include reinvestment of cash flows over time

# REIA Report<sup>®</sup> : Cash Flow & Potential Wealth Growth Chart- Self Managed Years 1-15

## Cash Flow From Operation with PM

A: Income Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Net Operating Income	28,021	29,422	30,893	32,438	34,060	35,763	37,551	39,428	41,400	43,470	45,643	47,925	50,322	52,838	55,480
Principal & Interest Payments	9,090	9,090	9,090	9,090	9,090	9,090	9,090	9,090	9,090	9,090	9,090	9,090	9,090	9,090	9,090
Cash Flow Before Taxes	18,931	20,332	21,803	23,348	24,970	26,673	28,461	30,338	32,310	34,380	36,553	38,835	41,232	43,748	46,390
IncTax Benefits	-4,962	-5,403	-5,866	-6,354	-6,868	-7,409	-7,978	-8,578	-9,209	-9,874	-10,574	-11,311	-12,088	-12,906	-13,768
Cash Flow After Taxes	13,969	14,929	15,937	16,994	18,102	19,264	20,483	21,761	23,101	24,506	25,979	27,524	29,144	30,842	32,622

B: Income Tax Computations	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Net Operating Income	28,021	29,422	30,893	32,438	34,060	35,763	37,551	39,428	41,400	43,470	45,643	47,925	50,322	52,838	55,480
Interest	6,876	6,710	6,531	6,340	6,133	5,912	5,674	5,418	5,142	4,846	4,528	4,186	3,819	3,424	2,999
Total Straight Line Depreciation	3,485	3,485	3,485	3,485	3,485	3,485	3,485	3,485	3,485	3,485	3,485	3,485	3,485	3,485	3,485
Taxable Income	17,660	19,227	20,877	22,613	24,441	26,366	28,392	30,526	32,772	35,138	37,630	40,254	43,018	45,929	48,996
Tax Rate	28.1%	28.1%	28.1%	28.1%	28.1%	28.1%	28.1%	28.1%	28.1%	28.1%	28.1%	28.1%	28.1%	28.1%	28.1%
Income Tax Benefits (+) Pay (-)	-4,962	-5,403	-5,866	-6,354	-6,868	-7,409	-7,978	-8,578	-9,209	-9,874	-10,574	-11,311	-12,088	-12,906	-13,768

\*Positive number= reduction of taxes based on losses. Negative number=paying taxes based on profit

TOTAL WEALTH GROWTH at	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Cash Flow After Taxes	13,969	14,929	15,937	16,994	18,102	19,264	20,483	21,761	23,101	24,506	25,979	27,524	29,144	30,842	32,622
Net Sales Proceeds after Taxes	20,417	24,207	28,213	32,451	36,934	41,681	46,708	52,033	57,677	63,661	70,009	76,745	83,896	91,489	99,557
Yearly Wealth Growth	34,386	39,136	44,150	49,444	55,036	60,945	67,190	73,794	80,778	88,167	95,988	104,269	113,039	122,331	132,179
CFAT From Previous Years	13,969	13,969	28,898	44,835	61,828	79,930	99,194	119,677	141,437	164,538	189,044	215,023	242,547	271,691	302,533
Total Wealth Growth	34,386	53,104	73,048	94,279	116,864	140,875	166,384	193,470	222,215	252,705	285,032	319,292	355,587	394,022	434,711
Cash to Close	35,942	35,942	35,942	35,942	35,942	35,942	35,942	35,942	35,942	35,942	35,942	35,942	35,942	35,942	35,942
Total Wealth Growth (sold)	-1,556	17,163	37,106	58,337	80,923	104,933	130,442	157,528	186,273	216,764	249,091	283,351	319,645	358,080	398,770

\* Does NOT include reinvestment of cash flows over time

# REIA Report<sup>®</sup> : Cash Flow & Potential Wealth Growth Chart- Self Managed Years 16-30

## Cash Flow From Operation with PM

A: Income Analysis	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Net Operating Income	58,254	61,166	64,225	67,436	70,808										
Principal & Interest Payments	9,090	9,090	9,090	9,090	9,085										
Cash Flow Before Taxes	49,164	52,076	55,135	58,346	61,722										
Inc Tax Benefits	-14,676	-15,632	-16,640	-17,701	-18,820										
Cash Flow After Taxes	34,488	36,444	38,495	40,645	42,902										

B: Income Tax Computations	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Net Operating Income	58,254	61,166	64,225	67,436	70,808										
Interest	2,542	2,052	1,524	957	347										
Total Straight Line Depreciation	3,485	3,485	3,485	3,485	3,485										
Taxable Income	52,226	55,630	59,216	62,994	66,975										
Tax Rate	28.1%	28.1%	28.1%	28.1%	28.1%										
Income Tax Benefits (+) Pay (-)	-14,676	-15,632	-16,640	-17,701	-18,820										

\*Positive number= reduction of taxes based on losses. Negative number=paying taxes based on profit

TOTAL WEALTH GROWTH at	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Cash Flow After Taxes	34,488	36,444	38,495	40,645	42,902										
Net Sales Proceeds after Taxes	108,131	117,246	126,942	137,257	148,237										
Yearly Wealth Growth	142,619	153,691	165,437	177,902	191,139										
CFAT From Previous Years	335,155	369,643	406,087	444,582	485,227										
Total Wealth Growth	477,774	523,334	571,524	622,484	676,366										
Cash to Close	35,942	35,942	35,942	35,942	35,942										
Total Wealth Growth (sold)	441,832	487,392	535,583	586,543	640,424										

\* Does NOT include reinvestment of cash flows over time

# REIA Report<sup>®</sup> : Rental Income Analysis

Property: 811-817 Madison

East Pittsburgh PA 15112

County: East Alleg

# of Units: 4

Unit Number	Tenant Name or Descriptor of same priced units	Type of Lease*	# of Months occupied	# of Units/SF	Rent per Unit/SF	Potent # Units/SF	Potent Rent per Unit/SF	Monthly Scheduled Rental Income	Annual Scheduled Rental Income	Monthly Potential Rental Income	Annual Potential Rental Income
1	Unit 1 Tenant			1	\$500			\$500	\$6,000		
2	Unit 2 Tenant			1	\$500			\$500	\$6,000		
3	Unit 3 Tenant			1	\$500			\$500	\$6,000		
4	Unit 4 Tenant			1	\$500			\$500	\$6,000		
5	Unit 5 Tenant			1	\$300			\$300	\$3,600		
6	Unit 6 Tenant			1	\$300			\$300	\$3,600		
7	Unit 7 Tenant			1	\$400			\$400	\$4,800		
8	Unit 8 Tenant										
9	Unit 9 Tenant										
19	Unit 10 Tenant										
	Unit 11 Tenant										
	Unit 12 Tenant										
11	Unit 13 Tenant										
12	Unit 14 Tenant										
<b>Other Income Generated</b>											
13	Laundry							Av Month Misc Inc	Av Yearly Misc Inc	Av Monthly Misc Inc	Av Yearly Misc Inc
14											
17											
18											
<b>TOTALS</b>								\$3,000	\$36,000	#REF!	#REF!
										<b>TOTAL POTENTIAL</b>	#REF!

\*Type of Lease: (Y) Yearly contract available for review or (M) verbal month to month with no documentation

# REIA Report<sup>®</sup> : Buyer's Estimated Closing Costs

Mailing Address of Property: 811-817 Madison East Pittsburgh PA 15112  
 Name of Buyer: Max Wilson  
 Estimated Settlement Date: 04/11/08  
 Purchase Price: \$119,800

1	Appraisal Fee			\$	1,800
2	Mortgage Brokerage Fee			\$	2,000
3	Processing Fee			\$	495
4	Underwriting Fee			\$	495
5	Settlement, Closing or Escrow Fee			\$	295
6	Document Prep Fee			\$	100
7	Notary Fee			\$	20
8	Flood Certification			\$	25
9	Title Insurance (based on Purchase Price- see schedule)			\$	959
10	Endorsements			\$	150
11	Courier/Overnight			\$	85
12	Closing Protection Letter			\$	75
13	Recording Fees			\$	150
14	State and Local Tax Stamps at	1.0%	of sales price	\$	1,198
15	Home Inspection (set at fourplex with separate utilities & public water and sewer)			\$	0
16	Home Warranty			\$	0
17	Legal Fees			\$	0
18	Other			\$	0
19				Estimated Closing Costs \$	7,847
20					
21	Interest f	1	days	@	30
22	Hazard Insurance Premium			\$	1,200
23	Hazard Insurance Premium Escrow	2	months	@	100.00
24	Real Estate Taxes Escrow	12	months	@	225.42
25	Broker Commissions Due from Buyer at Settlement			\$	\$0
26				Estimated Prepaid Items / Reserves \$	4,135
27				Buyer's Sub-Total Estimated Closing Costs \$	11,982
				Sellers Assist Allowance \$	0
				Buyer's Total Estimated Closing Costs	11,982
28				Required Amount of Funds Down by Lender at 20%	\$ 23,960
30				<b>TOTAL BUYERS ESTIMATED FUNDS NEEDED TO CLOSE \$</b>	<b>35,942</b>

By signing below the Buyer/s provides witness that they have seen and reviewed these Buyer's Estimated Closing Costs.

Buyer's Signature: \_\_\_\_\_

Buyer's Signature: \_\_\_\_\_

# REIA Report<sup>®</sup> : Yearly Amortization

Property: 811-817 Madison

East Pittsburgh PA

15112

County: East Alleg

# of Units

4

### Amortization: First Position

Year	Payment	Principal	Interest	Balance	P&I	Prin Reduct	Range Months
1	\$ 757.50	2,214	6,876	93,626	9,090	2,214	1 input 12
2	\$ 757.50	2,380	6,710	91,246	9,090	4,594	13 input 24
3	\$ 757.50	2,559	6,531	88,687	9,090	7,153	25 input 36
4	\$ 757.50	2,750	6,340	85,937	9,090	9,903	37 input 48
5	\$ 757.50	2,956	6,133	82,980	9,090	12,860	49 input 60
6	\$ 757.50	3,178	5,912	79,802	9,090	16,038	61 input 72
7	\$ 757.50	3,416	5,674	76,386	9,090	19,454	73 input 84
8	\$ 757.50	3,672	5,418	72,713	9,090	23,127	85 input 96
9	\$ 757.50	3,948	5,142	68,766	9,090	27,074	97 input 108
10	\$ 757.50	4,244	4,846	64,522	9,090	31,318	109 input 120
11	\$ 757.50	4,562	4,528	59,960	9,090	35,880	121 input 132
12	\$ 757.50	4,904	4,186	55,057	9,090	40,783	133 input 144
13	\$ 757.50	5,271	3,819	49,786	9,090	46,054	145 input 156
14	\$ 757.50	5,666	3,424	44,119	9,090	51,721	157 input 168
15	\$ 757.50	6,091	2,999	38,028	9,090	57,812	169 input 180
16	\$ 757.50	6,548	2,542	31,480	9,090	64,360	181 input 192
17	\$ 757.50	7,038	2,052	24,442	9,090	71,398	193 input 204
18	\$ 757.50	7,566	1,524	16,876	9,090	78,964	205 input 216
19	\$ 757.50	8,133	957	8,743	9,090	87,097	217 input 228
20	\$ 757.50	8,738	347	0	9,085	95,835	229 input 240
21	\$ 757.50	0	0	0	0	0	241 input 252
22	\$ 757.50	0	0	0	0	0	253 input 264
23	\$ 757.50	0	0	0	0	0	265 input 276
24	\$ 757.50	0	0	0	0	0	277 input 288
25	\$ 757.50	0	0	0	0	0	289 input 300
26	\$ 757.50	0	0	0	0	0	301 input 312
27	\$ 757.50	0	0	0	0	0	313 input 324
28	\$ 757.50	0	0	0	0	0	325 input 336
29	\$ 757.50	0	0	0	0	0	337 input 348
30	\$ 757.50	0	0	0	0	0	349 input 360

### Calculations Based on:

Amount to be Financed	95,840
Interest Paid on Loan	7,250%
Term of Loan	20

### Amortization: Second Position

Year	Payment	Principal	Interest	Balance	P&I	Prin Reduct	Range Months
1	0	0	0	0	0	0	1 input 12
2	0	0	0	0	0	0	13 input 24
3	0	0	0	0	0	0	25 input 36
4	0	0	0	0	0	0	37 input 48
5	0	0	0	0	0	0	49 input 60
6	0	0	0	0	0	0	61 input 72
7	0	0	0	0	0	0	73 input 84
8	0	0	0	0	0	0	85 input 96
9	0	0	0	0	0	0	97 input 108
10	0	0	0	0	0	0	109 input 120
11	0	0	0	0	0	0	121 input 132
12	0	0	0	0	0	0	133 input 144
13	0	0	0	0	0	0	145 input 156
14	0	0	0	0	0	0	157 input 168
15	0	0	0	0	0	0	169 input 180
16	0	0	0	0	0	0	181 input 192
17	0	0	0	0	0	0	193 input 204
18	0	0	0	0	0	0	205 input 216
19	0	0	0	0	0	0	217 input 228
20	0	0	0	0	0	0	229 input 240
21	0	0	0	0	0	0	241 input 252
22	0	0	0	0	0	0	253 input 264
23	0	0	0	0	0	0	265 input 276
24	0	0	0	0	0	0	277 input 288
25	0	0	0	0	0	0	289 input 300
26	0	0	0	0	0	0	301 input 312
27	0	0	0	0	0	0	313 input 324
28	0	0	0	0	0	0	325 input 336
29	0	0	0	0	0	0	337 input 348
30	0	0	0	0	0	0	349 input 360

### Calculations Based on:

Amount to be Financed	\$0
Interest Paid on Loan	13,000%
Term of Loan	30

# REIA Report<sup>®</sup> : Monthly Amortization

Property: 811-817 Madison

East Pittsburgh PA

Prop Code: 752652

# of Units 4

Enter Values	
Loan Amount	\$ 95,840.00
Annual Interest Rate	7.25 %
Loan Period in Years	20
Number of Payments Per Year	12
Start Date of Loan	1/1/2005
Optional Extra Payments	\$ -

Loan Summary	
Scheduled Payment	\$ 757.50
Scheduled Number of Payments	240
Actual Number of Payments	240
Total Early Payments	\$ -
Total Interest	\$ 85,959.12

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest	Year
1	2/1/2005	\$ 95,840.00	\$ 757.50	\$ -	\$ 757.50	\$ 178.46	\$ 579.03	\$ 95,661.54	\$ 579.03	
2	3/1/2005	95,661.54	757.50	-	757.50	179.54	577.96	95,482.00	1,156.99	
3	4/1/2005	95,482.00	757.50	-	757.50	180.63	576.87	95,301.37	1,733.86	
4	5/1/2005	95,301.37	757.50	-	757.50	181.72	575.78	95,119.65	2,309.64	
5	6/1/2005	95,119.65	757.50	-	757.50	182.82	574.68	94,936.84	2,884.32	
6	7/1/2005	94,936.84	757.50	-	757.50	183.92	573.58	94,752.92	3,457.90	
7	8/1/2005	94,752.92	757.50	-	757.50	185.03	572.47	94,567.89	4,030.36	
8	9/1/2005	94,567.89	757.50	-	757.50	186.15	571.35	94,381.74	4,601.71	
9	10/1/2005	94,381.74	757.50	-	757.50	187.27	570.22	94,194.47	5,171.93	
10	11/1/2005	94,194.47	757.50	-	757.50	188.40	569.09	94,006.06	5,741.02	
11	12/1/2005	94,006.06	757.50	-	757.50	189.54	567.95	93,816.52	6,308.98	
12	1/1/2006	93,816.52	757.50	-	757.50	190.69	566.81	93,625.83	6,875.79	Year 1
					\$ 9,089.96	\$ 2,214.17	\$ 6,875.79	93,625.83	6,875.79	1
13	2/1/2006	93,625.83	757.50	-	757.50	191.84	565.66	93,433.99	565.66	
14	3/1/2006	93,433.99	757.50	-	757.50	193.00	564.50	93,240.99	1,130.15	
15	4/1/2006	93,240.99	757.50	-	757.50	194.17	563.33	93,046.82	1,693.48	
16	5/1/2006	93,046.82	757.50	-	757.50	195.34	562.16	92,851.49	2,255.64	
17	6/1/2006	92,851.49	757.50	-	757.50	196.52	560.98	92,654.97	2,816.62	
18	7/1/2006	92,654.97	757.50	-	757.50	197.71	559.79	92,457.26	3,376.41	
19	8/1/2006	92,457.26	757.50	-	757.50	198.90	558.60	92,258.36	3,935.01	
20	9/1/2006	92,258.36	757.50	-	757.50	200.10	557.39	92,058.26	4,492.40	
21	10/1/2006	92,058.26	757.50	-	757.50	201.31	556.19	91,856.95	5,048.59	
22	11/1/2006	91,856.95	757.50	-	757.50	202.53	554.97	91,654.42	5,603.55	
23	12/1/2006	91,654.42	757.50	-	757.50	203.75	553.75	91,450.67	6,157.30	
24	1/1/2007	91,450.67	757.50	-	757.50	204.98	552.51	91,245.69	6,709.81	Year 2
					9,089.96	2,380.14	6,709.81	91,245.69	6,709.81	2
25	2/1/2007	91,245.69	757.50	-	757.50	206.22	551.28	91,039.47	551.28	
26	3/1/2007	91,039.47	757.50	-	757.50	207.47	550.03	90,832.00	1,101.31	
27	4/1/2007	90,832.00	757.50	-	757.50	208.72	548.78	90,623.28	1,650.08	
28	5/1/2007	90,623.28	757.50	-	757.50	209.98	547.52	90,413.30	2,197.60	
29	6/1/2007	90,413.30	757.50	-	757.50	211.25	546.25	90,202.05	2,743.85	
30	7/1/2007	90,202.05	757.50	-	757.50	212.53	544.97	89,989.53	3,288.82	
31	8/1/2007	89,989.53	757.50	-	757.50	213.81	543.69	89,775.72	3,832.50	
32	9/1/2007	89,775.72	757.50	-	757.50	215.10	542.39	89,560.61	4,374.90	
33	10/1/2007	89,560.61	757.50	-	757.50	216.40	541.10	89,344.21	4,915.99	
34	11/1/2007	89,344.21	757.50	-	757.50	217.71	539.79	89,126.51	5,455.78	
35	12/1/2007	89,126.51	757.50	-	757.50	219.02	538.47	88,907.48	5,994.25	
36	1/1/2008	88,907.48	757.50	-	757.50	220.35	537.15	88,687.13	6,531.40	Year 3
					9,089.96	2,558.55	6,531.40	88,687.13	6,531.40	3
37	2/1/2008	88,687.13	757.50	-	757.50	221.68	535.82	88,465.46	535.82	
38	3/1/2008	88,465.46	757.50	-	757.50	223.02	534.48	88,242.44	1,070.30	
39	4/1/2008	88,242.44	757.50	-	757.50	224.36	533.13	88,018.07	1,603.43	
40	5/1/2008	88,018.07	757.50	-	757.50	225.72	531.78	87,792.35	2,135.20	
41	6/1/2008	87,792.35	757.50	-	757.50	227.08	530.41	87,565.27	2,665.62	
42	7/1/2008	87,565.27	757.50	-	757.50	228.46	529.04	87,336.81	3,194.66	
43	8/1/2008	87,336.81	757.50	-	757.50	229.84	527.66	87,106.98	3,722.32	
44	9/1/2008	87,106.98	757.50	-	757.50	231.23	526.27	86,875.75	4,248.59	
45	10/1/2008	86,875.75	757.50	-	757.50	232.62	524.87	86,643.13	4,773.46	
46	11/1/2008	86,643.13	757.50	-	757.50	234.03	523.47	86,409.10	5,296.93	
47	12/1/2008	86,409.10	757.50	-	757.50	235.44	522.05	86,173.66	5,818.99	
48	1/1/2009	86,173.66	757.50	-	757.50	236.86	520.63	85,936.80	6,339.62	Year 4
					9,089.96	2,750.34	6,339.62	85,936.80	6,339.62	4
49	2/1/2009	85,936.80	757.50	-	757.50	238.29	519.20	85,698.50	519.20	
50	3/1/2009	85,698.50	757.50	-	757.50	239.73	517.76	85,458.77	1,036.96	
51	4/1/2009	85,458.77	757.50	-	757.50	241.18	516.31	85,217.58	1,553.28	
52	5/1/2009	85,217.58	757.50	-	757.50	242.64	514.86	84,974.94	2,068.13	
53	6/1/2009	84,974.94	757.50	-	757.50	244.11	513.39	84,730.84	2,581.52	
54	7/1/2009	84,730.84	757.50	-	757.50	245.58	511.92	84,485.26	3,093.44	
55	8/1/2009	84,485.26	757.50	-	757.50	247.06	510.43	84,238.19	3,603.87	

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest	Year
57	10/1/2009	83,989.64	757.50	-	757.50	250.06	507.44	83,739.58	4,620.25	
58	11/1/2009	83,739.58	757.50	-	757.50	251.57	505.93	83,488.01	5,126.17	
59	12/1/2009	83,488.01	757.50	-	757.50	253.09	504.41	83,234.92	5,630.58	
60	1/1/2010	83,234.92	757.50	-	757.50	254.62	502.88	82,980.30	6,133.46	Year 5
					<b>9,089.96</b>	<b>2,956.50</b>	<b>6,133.46</b>	<b>82,980.30</b>	<b>6,133.46</b>	
61	2/1/2010	82,980.30	757.50	-	757.50	256.16	501.34	82,724.14	501.34	
62	3/1/2010	82,724.14	757.50	-	757.50	257.70	499.79	82,466.44	1,001.13	
63	4/1/2010	82,466.44	757.50	-	757.50	259.26	498.23	82,207.18	1,499.37	
64	5/1/2010	82,207.18	757.50	-	757.50	260.83	496.67	81,946.35	1,996.03	
65	6/1/2010	81,946.35	757.50	-	757.50	262.40	495.09	81,683.94	2,491.13	
66	7/1/2010	81,683.94	757.50	-	757.50	263.99	493.51	81,419.95	2,984.63	
67	8/1/2010	81,419.95	757.50	-	757.50	265.58	491.91	81,154.37	3,476.55	
68	9/1/2010	81,154.37	757.50	-	757.50	267.19	490.31	80,887.18	3,966.85	
69	10/1/2010	80,887.18	757.50	-	757.50	268.80	488.69	80,618.38	4,455.55	
70	11/1/2010	80,618.38	757.50	-	757.50	270.43	487.07	80,347.95	4,942.62	
71	12/1/2010	80,347.95	757.50	-	757.50	272.06	485.44	80,075.89	5,428.05	
72	1/1/2011	80,075.89	757.50	-	757.50	273.70	483.79	79,802.19	5,911.84	Year 6
					<b>9,089.96</b>	<b>3,178.11</b>	<b>5,911.84</b>	<b>79,802.19</b>	<b>5,911.84</b>	
73	2/1/2011	79,802.19	757.50	-	757.50	275.36	482.14	79,526.83	482.14	
74	3/1/2011	79,526.83	757.50	-	757.50	277.02	480.47	79,249.81	962.61	
75	4/1/2011	79,249.81	757.50	-	757.50	278.70	478.80	78,971.11	1,441.41	
76	5/1/2011	78,971.11	757.50	-	757.50	280.38	477.12	78,690.73	1,918.53	
77	6/1/2011	78,690.73	757.50	-	757.50	282.07	475.42	78,408.66	2,393.95	
78	7/1/2011	78,408.66	757.50	-	757.50	283.78	473.72	78,124.88	2,867.67	
79	8/1/2011	78,124.88	757.50	-	757.50	285.49	472.00	77,839.39	3,339.68	
80	9/1/2011	77,839.39	757.50	-	757.50	287.22	470.28	77,552.17	3,809.96	
81	10/1/2011	77,552.17	757.50	-	757.50	288.95	468.54	77,263.22	4,278.50	
82	11/1/2011	77,263.22	757.50	-	757.50	290.70	466.80	76,972.52	4,745.30	
83	12/1/2011	76,972.52	757.50	-	757.50	292.45	465.04	76,680.07	5,210.34	
84	1/1/2012	76,680.07	757.50	-	757.50	294.22	463.28	76,385.85	5,673.62	Year 7
					<b>9,089.96</b>	<b>3,416.34</b>	<b>5,673.62</b>	<b>76,385.85</b>	<b>5,673.62</b>	
85	2/1/2012	76,385.85	757.50	-	757.50	296.00	461.50	76,089.85	461.50	
86	3/1/2012	76,089.85	757.50	-	757.50	297.79	459.71	75,792.06	921.21	
87	4/1/2012	75,792.06	757.50	-	757.50	299.59	457.91	75,492.48	1,379.12	
88	5/1/2012	75,492.48	757.50	-	757.50	301.40	456.10	75,191.08	1,835.22	
89	6/1/2012	75,191.08	757.50	-	757.50	303.22	454.28	74,887.86	2,289.50	
90	7/1/2012	74,887.86	757.50	-	757.50	305.05	452.45	74,582.81	2,741.95	
91	8/1/2012	74,582.81	757.50	-	757.50	306.89	450.60	74,275.92	3,192.55	
92	9/1/2012	74,275.92	757.50	-	757.50	308.75	448.75	73,967.18	3,641.30	
93	10/1/2012	73,967.18	757.50	-	757.50	310.61	446.89	73,656.57	4,088.18	
94	11/1/2012	73,656.57	757.50	-	757.50	312.49	445.01	73,344.08	4,533.19	
95	12/1/2012	73,344.08	757.50	-	757.50	314.38	443.12	73,029.70	4,976.31	
96	1/1/2013	73,029.70	757.50	-	757.50	316.28	441.22	72,713.43	5,417.53	Year 8
					<b>9,089.96</b>	<b>3,672.42</b>	<b>5,417.53</b>	<b>72,713.43</b>	<b>5,417.53</b>	
97	2/1/2013	72,713.43	757.50	-	757.50	318.19	439.31	72,395.24	439.31	
98	3/1/2013	72,395.24	757.50	-	757.50	320.11	437.39	72,075.13	876.70	
99	4/1/2013	72,075.13	757.50	-	757.50	322.04	435.45	71,753.09	1,312.15	
100	5/1/2013	71,753.09	757.50	-	757.50	323.99	433.51	71,429.10	1,745.66	
101	6/1/2013	71,429.10	757.50	-	757.50	325.95	431.55	71,103.16	2,177.21	
102	7/1/2013	71,103.16	757.50	-	757.50	327.91	429.58	70,775.24	2,606.79	
103	8/1/2013	70,775.24	757.50	-	757.50	329.90	427.60	70,445.35	3,034.39	
104	9/1/2013	70,445.35	757.50	-	757.50	331.89	425.61	70,113.46	3,460.00	
105	10/1/2013	70,113.46	757.50	-	757.50	333.89	423.60	69,779.56	3,883.60	
106	11/1/2013	69,779.56	757.50	-	757.50	335.91	421.58	69,443.65	4,305.19	
107	12/1/2013	69,443.65	757.50	-	757.50	337.94	419.56	69,105.71	4,724.74	
108	1/1/2014	69,105.71	757.50	-	757.50	339.98	417.51	68,765.73	5,142.26	Year 9
					<b>9,089.96</b>	<b>3,947.70</b>	<b>5,142.26</b>	<b>68,765.73</b>	<b>5,142.26</b>	
109	2/1/2014	68,765.73	757.50	-	757.50	342.04	415.46	68,423.69	415.46	
110	3/1/2014	68,423.69	757.50	-	757.50	344.10	413.39	68,079.59	828.85	
111	4/1/2014	68,079.59	757.50	-	757.50	346.18	411.31	67,733.40	1,240.17	
112	5/1/2014	67,733.40	757.50	-	757.50	348.27	409.22	67,385.13	1,649.39	
113	6/1/2014	67,385.13	757.50	-	757.50	350.38	407.12	67,034.75	2,056.51	
114	7/1/2014	67,034.75	757.50	-	757.50	352.49	405.00	66,682.26	2,461.51	
115	8/1/2014	66,682.26	757.50	-	757.50	354.62	402.87	66,327.63	2,864.38	
116	9/1/2014	66,327.63	757.50	-	757.50	356.77	400.73	65,970.87	3,265.11	
117	10/1/2014	65,970.87	757.50	-	757.50	358.92	398.57	65,611.95	3,663.69	
118	11/1/2014	65,611.95	757.50	-	757.50	361.09	396.41	65,250.85	4,060.09	
119	12/1/2014	65,250.85	757.50	-	757.50	363.27	394.22	64,887.58	4,454.31	
120	1/1/2015	64,887.58	757.50	-	757.50	365.47	392.03	64,522.11	4,846.34	Year 10
					<b>9,089.96</b>	<b>4,243.61</b>	<b>4,846.34</b>	<b>64,522.11</b>	<b>4,846.34</b>	
121	2/1/2015	64,522.11	757.50	-	757.50	367.68	389.82	64,154.44	389.82	
122	3/1/2015	64,154.44	757.50	-	757.50	369.90	387.60	63,784.54	777.42	
123	4/1/2015	63,784.54	757.50	-	757.50	372.13	385.36	63,412.41	1,162.79	

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest	Year
126	7/1/2015	62,661.39	757.50	-	757.50	378.92	378.58	62,282.47	2,305.34	
127	8/1/2015	62,282.47	757.50	-	757.50	381.21	376.29	61,901.27	2,681.63	
128	9/1/2015	61,901.27	757.50	-	757.50	383.51	373.99	61,517.76	3,055.61	
129	10/1/2015	61,517.76	757.50	-	757.50	385.83	371.67	61,131.93	3,427.28	
130	11/1/2015	61,131.93	757.50	-	757.50	388.16	369.34	60,743.77	3,796.62	
131	12/1/2015	60,743.77	757.50	-	757.50	390.50	366.99	60,353.27	4,163.62	
132	1/1/2016	60,353.27	757.50	-	757.50	392.86	364.63	59,960.41	4,528.25	
					<b>9,089.96</b>	<b>4,561.71</b>	<b>4,528.25</b>	<b>59,960.41</b>	<b>4,528.25</b>	<b>Year 11</b>
133	2/1/2016	59,960.41	757.50	-	757.50	395.24	362.26	59,565.17	362.26	
134	3/1/2016	59,565.17	757.50	-	757.50	397.62	359.87	59,167.55	722.13	
135	4/1/2016	59,167.55	757.50	-	757.50	400.03	357.47	58,767.52	1,079.60	
136	5/1/2016	58,767.52	757.50	-	757.50	402.44	355.05	58,365.08	1,434.66	
137	6/1/2016	58,365.08	757.50	-	757.50	404.87	352.62	57,960.21	1,787.28	
138	7/1/2016	57,960.21	757.50	-	757.50	407.32	350.18	57,552.89	2,137.46	
139	8/1/2016	57,552.89	757.50	-	757.50	409.78	347.72	57,143.11	2,485.17	
140	9/1/2016	57,143.11	757.50	-	757.50	412.26	345.24	56,730.85	2,830.41	
141	10/1/2016	56,730.85	757.50	-	757.50	414.75	342.75	56,316.10	3,173.16	
142	11/1/2016	56,316.10	757.50	-	757.50	417.25	340.24	55,898.85	3,513.40	
143	12/1/2016	55,898.85	757.50	-	757.50	419.77	337.72	55,479.07	3,851.13	
144	1/1/2017	55,479.07	757.50	-	757.50	422.31	335.19	55,056.76	4,186.31	
					<b>9,089.96</b>	<b>4,903.64</b>	<b>4,186.31</b>	<b>55,056.76</b>	<b>4,186.31</b>	<b>Year 12</b>
145	2/1/2017	55,056.76	757.50	-	757.50	424.86	332.63	54,631.90	332.63	
146	3/1/2017	54,631.90	757.50	-	757.50	427.43	330.07	54,204.47	662.70	
147	4/1/2017	54,204.47	757.50	-	757.50	430.01	327.49	53,774.46	990.19	
148	5/1/2017	53,774.46	757.50	-	757.50	432.61	324.89	53,341.85	1,315.08	
149	6/1/2017	53,341.85	757.50	-	757.50	435.22	322.27	52,906.63	1,637.35	
150	7/1/2017	52,906.63	757.50	-	757.50	437.85	319.64	52,468.78	1,956.99	
151	8/1/2017	52,468.78	757.50	-	757.50	440.50	317.00	52,028.28	2,273.99	
152	9/1/2017	52,028.28	757.50	-	757.50	443.16	314.34	51,585.12	2,588.33	
153	10/1/2017	51,585.12	757.50	-	757.50	445.84	311.66	51,139.29	2,899.99	
154	11/1/2017	51,139.29	757.50	-	757.50	448.53	308.97	50,690.76	3,208.96	
155	12/1/2017	50,690.76	757.50	-	757.50	451.24	306.26	50,239.52	3,515.21	
156	1/1/2018	50,239.52	757.50	-	757.50	453.97	303.53	49,785.55	3,818.74	
					<b>9,089.96</b>	<b>5,271.21</b>	<b>3,818.74</b>	<b>49,785.55</b>	<b>3,818.74</b>	<b>Year 13</b>
157	2/1/2018	49,785.55	757.50	-	757.50	456.71	300.79	49,328.84	300.79	
158	3/1/2018	49,328.84	757.50	-	757.50	459.47	298.03	48,869.37	598.82	
159	4/1/2018	48,869.37	757.50	-	757.50	462.24	295.25	48,407.13	894.07	
160	5/1/2018	48,407.13	757.50	-	757.50	465.04	292.46	47,942.09	1,186.53	
161	6/1/2018	47,942.09	757.50	-	757.50	467.85	289.65	47,474.25	1,476.18	
162	7/1/2018	47,474.25	757.50	-	757.50	470.67	286.82	47,003.58	1,763.00	
163	8/1/2018	47,003.58	757.50	-	757.50	473.52	283.98	46,530.06	2,046.98	
164	9/1/2018	46,530.06	757.50	-	757.50	476.38	281.12	46,053.68	2,328.10	
165	10/1/2018	46,053.68	757.50	-	757.50	479.26	278.24	45,574.43	2,606.34	
166	11/1/2018	45,574.43	757.50	-	757.50	482.15	275.35	45,092.28	2,881.69	
167	12/1/2018	45,092.28	757.50	-	757.50	485.06	272.43	44,607.21	3,154.12	
168	1/1/2019	44,607.21	757.50	-	757.50	487.99	269.50	44,119.22	3,423.62	
					<b>9,089.96</b>	<b>5,666.33</b>	<b>3,423.62</b>	<b>44,119.22</b>	<b>3,423.62</b>	<b>Year 14</b>
169	2/1/2019	44,119.22	757.50	-	757.50	490.94	266.55	43,628.27	266.55	
170	3/1/2019	43,628.27	757.50	-	757.50	493.91	263.59	43,134.37	530.14	
171	4/1/2019	43,134.37	757.50	-	757.50	496.89	260.60	42,637.47	790.74	
172	5/1/2019	42,637.47	757.50	-	757.50	499.89	257.60	42,137.58	1,048.35	
173	6/1/2019	42,137.58	757.50	-	757.50	502.92	254.58	41,634.66	1,302.93	
174	7/1/2019	41,634.66	757.50	-	757.50	505.95	251.54	41,128.71	1,554.47	
175	8/1/2019	41,128.71	757.50	-	757.50	509.01	248.49	40,619.70	1,802.96	
176	9/1/2019	40,619.70	757.50	-	757.50	512.09	245.41	40,107.61	2,048.37	
177	10/1/2019	40,107.61	757.50	-	757.50	515.18	242.32	39,592.43	2,290.68	
178	11/1/2019	39,592.43	757.50	-	757.50	518.29	239.20	39,074.14	2,529.89	
179	12/1/2019	39,074.14	757.50	-	757.50	521.42	236.07	38,552.72	2,765.96	
180	1/1/2020	38,552.72	757.50	-	757.50	524.57	232.92	38,028.14	2,998.88	
					<b>9,089.96</b>	<b>6,091.07</b>	<b>2,998.88</b>	<b>38,028.14</b>	<b>2,998.88</b>	<b>Year 15</b>
181	2/1/2020	38,028.14	757.50	-	757.50	527.74	229.75	37,500.40	229.75	
182	3/1/2020	37,500.40	757.50	-	757.50	530.93	226.56	36,969.47	456.32	
183	4/1/2020	36,969.47	757.50	-	757.50	534.14	223.36	36,435.33	679.68	
184	5/1/2020	36,435.33	757.50	-	757.50	537.37	220.13	35,897.96	899.81	
185	6/1/2020	35,897.96	757.50	-	757.50	540.61	216.88	35,357.35	1,116.69	
186	7/1/2020	35,357.35	757.50	-	757.50	543.88	213.62	34,813.47	1,330.31	
187	8/1/2020	34,813.47	757.50	-	757.50	547.16	210.33	34,266.31	1,540.64	
188	9/1/2020	34,266.31	757.50	-	757.50	550.47	207.03	33,715.84	1,747.66	
189	10/1/2020	33,715.84	757.50	-	757.50	553.80	203.70	33,162.04	1,951.36	
190	11/1/2020	33,162.04	757.50	-	757.50	557.14	200.35	32,604.90	2,151.72	
191	12/1/2020	32,604.90	757.50	-	757.50	560.51	196.99	32,044.39	2,348.71	
192	1/1/2021	32,044.39	757.50	-	757.50	563.89	193.60	31,480.49	2,542.31	
					<b>9,089.96</b>	<b>6,547.65</b>	<b>2,542.31</b>	<b>31,480.49</b>	<b>2,542.31</b>	<b>Year 16</b>

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest	Year
195	4/1/2021	30,342.46	757.50	-	757.50	574.18	183.32	29,768.29	560.28	
196	5/1/2021	29,768.29	757.50	-	757.50	577.65	179.85	29,190.64	740.13	
197	6/1/2021	29,190.64	757.50	-	757.50	581.14	176.36	28,609.50	916.49	
198	7/1/2021	28,609.50	757.50	-	757.50	584.65	172.85	28,024.86	1,089.34	
199	8/1/2021	28,024.86	757.50	-	757.50	588.18	169.32	27,436.68	1,258.66	
200	9/1/2021	27,436.68	757.50	-	757.50	591.73	165.76	26,844.94	1,424.42	
201	10/1/2021	26,844.94	757.50	-	757.50	595.31	162.19	26,249.64	1,586.61	
202	11/1/2021	26,249.64	757.50	-	757.50	598.90	158.59	25,650.73	1,745.20	
203	12/1/2021	25,650.73	757.50	-	757.50	602.52	154.97	25,048.21	1,900.17	
204	1/1/2022	25,048.21	757.50	-	757.50	606.16	151.33	24,442.04	2,051.51	Year 17
					<b>9,089.96</b>	<b>7,038.45</b>	<b>2,051.51</b>	<b>24,442.04</b>	<b>2,051.51</b>	
205	2/1/2022	24,442.04	757.50	-	757.50	609.83	147.67	23,832.22	147.67	
206	3/1/2022	23,832.22	757.50	-	757.50	613.51	143.99	23,218.71	291.66	
207	4/1/2022	23,218.71	757.50	-	757.50	617.22	140.28	22,601.49	431.94	
208	5/1/2022	22,601.49	757.50	-	757.50	620.95	136.55	21,980.55	568.49	
209	6/1/2022	21,980.55	757.50	-	757.50	624.70	132.80	21,355.85	701.29	
210	7/1/2022	21,355.85	757.50	-	757.50	628.47	129.02	20,727.38	830.31	
211	8/1/2022	20,727.38	757.50	-	757.50	632.27	125.23	20,095.11	955.54	
212	9/1/2022	20,095.11	757.50	-	757.50	636.09	121.41	19,459.02	1,076.95	
213	10/1/2022	19,459.02	757.50	-	757.50	639.93	117.56	18,819.09	1,194.51	
214	11/1/2022	18,819.09	757.50	-	757.50	643.80	113.70	18,175.29	1,308.21	
215	12/1/2022	18,175.29	757.50	-	757.50	647.69	109.81	17,527.60	1,418.02	
216	1/1/2023	17,527.60	757.50	-	757.50	651.60	105.90	16,876.00	1,523.92	Year 18
					<b>9,089.96</b>	<b>7,566.04</b>	<b>1,523.92</b>	<b>16,876.00</b>	<b>1,523.92</b>	
217	2/1/2023	16,876.00	757.50	-	757.50	655.54	101.96	16,220.47	101.96	
218	3/1/2023	16,220.47	757.50	-	757.50	659.50	98.00	15,560.97	199.96	
219	4/1/2023	15,560.97	757.50	-	757.50	663.48	94.01	14,897.49	293.97	
220	5/1/2023	14,897.49	757.50	-	757.50	667.49	90.01	14,230.00	383.98	
221	6/1/2023	14,230.00	757.50	-	757.50	671.52	85.97	13,558.47	469.95	
222	7/1/2023	13,558.47	757.50	-	757.50	675.58	81.92	12,882.89	551.87	
223	8/1/2023	12,882.89	757.50	-	757.50	679.66	77.83	12,203.23	629.70	
224	9/1/2023	12,203.23	757.50	-	757.50	683.77	73.73	11,519.46	703.43	
225	10/1/2023	11,519.46	757.50	-	757.50	687.90	69.60	10,831.56	773.03	
226	11/1/2023	10,831.56	757.50	-	757.50	692.06	65.44	10,139.51	838.47	
227	12/1/2023	10,139.51	757.50	-	757.50	696.24	61.26	9,443.27	899.73	
228	1/1/2024	9,443.27	757.50	-	757.50	700.44	57.05	8,742.83	956.78	Year 19
					<b>9,089.96</b>	<b>8,133.18</b>	<b>956.78</b>	<b>8,742.83</b>	<b>956.78</b>	
229	2/1/2024	8,742.83	757.50	-	757.50	704.68	52.82	8,038.15	52.82	
230	3/1/2024	8,038.15	757.50	-	757.50	708.93	48.56	7,329.22	101.39	
231	4/1/2024	7,329.22	757.50	-	757.50	713.22	44.28	6,616.00	145.67	
232	5/1/2024	6,616.00	757.50	-	757.50	717.52	39.97	5,898.48	185.64	
233	6/1/2024	5,898.48	757.50	-	757.50	721.86	35.64	5,176.62	221.27	
234	7/1/2024	5,176.62	757.50	-	757.50	726.22	31.28	4,450.40	252.55	
235	8/1/2024	4,450.40	757.50	-	757.50	730.61	26.89	3,719.79	279.44	
236	9/1/2024	3,719.79	757.50	-	757.50	735.02	22.47	2,984.77	301.91	
237	10/1/2024	2,984.77	757.50	-	757.50	739.46	18.03	2,245.30	319.94	
238	11/1/2024	2,245.30	757.50	-	757.50	743.93	13.57	1,501.37	333.51	
239	12/1/2024	1,501.37	757.50	-	757.50	748.43	9.07	752.95	342.58	
240	1/1/2025	752.95	757.50	-	752.95	748.40	4.55		347.13	Year 20
					<b>9,085.41</b>	<b>8,738.28</b>	<b>347.13</b>		<b>347.13</b>	

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Year 21



Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest	Year
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Year  
28

Year  
29

Year  
30

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
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# REIA Report<sup>®</sup> : Monthly Amortization

Property: 811-817 Madison

East Pittsburgh PA

Prop Code: 752652

# of Units 4

Enter Values	
Loan Amount	\$ -
Annual Interest Rate	13.00 %
Loan Period in Years	30
Number of Payments Per Year	12
Start Date of Loan	1/1/2005
Optional Extra Payments	\$ -

Loan Summary	
Scheduled Payment	
Scheduled Number of Payments	
Actual Number of Payments	#VALUE!
Total Early Payments	
Total Interest	

Lender Name:

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest	Year
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#VALUE!	\$ -	\$ -	0.00	0.00						Year 1
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#VALUE!	0.00	0.00	0.00	0.00						Year 2
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#VALUE!	0.00	0.00	0.00	0.00						Year 3
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#VALUE!	0.00	0.00	0.00	0.00						Year 4
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Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest	Year
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#VALUE!	0.00	0.00	0.00	0.00	0.00					Year 5
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#VALUE!	0.00	0.00	0.00	0.00	0.00					Year 6
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#VALUE!	0.00	0.00	0.00	0.00	0.00					Year 7
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#VALUE!	0.00	0.00	0.00	0.00	0.00					Year 8
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#VALUE!	0.00	0.00	0.00	0.00	0.00					Year 9
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Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest	Year
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					#VALUE!	0.00	0.00	0.00	0.00	Year 10
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					#VALUE!	0.00	0.00	0.00	0.00	Year 11
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					#VALUE!	0.00	0.00	0.00	0.00	Year 12
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					#VALUE!	0.00	0.00	0.00	0.00	Year 13
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					#VALUE!	0.00	0.00	0.00	0.00	Year 14
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					#VALUE!	0.00	0.00	0.00	0.00	Year 15
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Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest	Year
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					#VALUE!	0.00	0.00	0.00	0.00	Year 16
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					#VALUE!	0.00	0.00	0.00	0.00	Year 17
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					#VALUE!	0.00	0.00	0.00	0.00	Year 18
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					#VALUE!	0.00	0.00	0.00	0.00	Year 19
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					#VALUE!	0.00	0.00	0.00	0.00	Year 20
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Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest	Year
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					#VALUE!	0.00	0.00	0.00	0.00	Year 21
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					#VALUE!	0.00	0.00	0.00	0.00	Year 22
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					#VALUE!	0.00	0.00	0.00	0.00	Year 23
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					#VALUE!	0.00	0.00	0.00	0.00	Year 24
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					#VALUE!	0.00	0.00	0.00	0.00	Year 25
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					#VALUE!	0.00	0.00	0.00	0.00	Year 26
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Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest	Year
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					#VALUE!	0.00	0.00	0.00	0.00	Year 27
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					#VALUE!	0.00	0.00	0.00	0.00	Year 28
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					#VALUE!	0.00	0.00	0.00	0.00	Year 29
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					#VALUE!	0.00	0.00	0.00	0.00	Year 30
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o.	Date	Beginning Balance	Payment	Payment	Payment	Principal	Interest	Ending Balance	Interest
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