

REIA Report[®]: Investor

for the following income-producing property:



Any Street
Any City Any State Any Zip

Prepared for

Any Investor

Any Phone

Any Cell

Any Email

on

May 15, 2017

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

Any Name

Any Firm

Any Cell

The information, calculations and data presented in this report are believed to be accurate but are not guaranteed or warranted.

This report was constructed using third 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.

All real estate investments come with substantial risks including the complete possible loss of all monies invested plus other losses.

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REIA Report[®] : Letter from REIAlliance

Thank you for your interest and purchase of my **REIA Report[®]**. 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 everyone's 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[®]**. 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**.

Please review the report in it's entirety. Once reviewed, ff you feel that there may be an error in the data used or in the analysis of data itself, please check the **REIA Report[®] Input Data Sheet** for discrepancies. No matter what the reason, if you believe an error may have occured, please call me, Max Wilson at 412-552-9811 or email **MaxWilson@MaxBusinessGroup.com**, so that the issue may be addressed as soon as possible. If you call withing 5 days of report delivery, and anything needs to be changed, I will rerun the data and quickly return an updated report to you at No Charge.

Thank you for your interest in my reports.



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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 of 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," "estimated," "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.

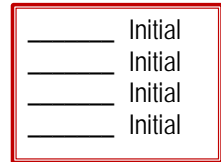
Risk and Potential Loss of Investment

All investments come with substantial risks including the complete possible loss of all monies invested plus other losses and may not be suitable for many members of the public. Different investments carry different types and degrees of risk and you should familiarize yourself with the risks involved in the particular market instruments you intend to invest in. Changes in economic, political, and social factors can have a huge impact on any investment.

Real estate investments, unlike savings and checking accounts at a bank, are not insured by the government to protect against market losses. Some risks associated with investing in real estate are due to (but not restricted to) changes in real estate values, property taxes, interest rates, cash flow of underlying real estate assets, tax regulations, use regulations, local, state, and international building codes, zoning codes, changes in usability, supply and demand, environmental laws, obsolescence of properties, property management skill (self or company), accounting principles, investment strategy, funding strategy, and credit worthiness of the issuer, only to name a few. When making international investments into or out of any country, investments may also involve risk of capital loss from unfavorable fluctuations in currency values or from economic or political instability. Portfolios that concentrate in real estate may experience price volatility and other risks associated with non-diversification. There is no guarantee that investment objectives will be achieved. Past performance is not indicative of future results.

REIA Report[®] : Limitations

Again, all investments come with substantial risks, including the complete possible loss of all monies invested plus other losses and may not be suitable for many members of the public.



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. Max Wilson, developer and analyst for 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 the 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

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.

3. USE OF REPORTS: All versions of a REIA Report[®] are intended to PROVIDE INSIGHTS that help the consumer of the report make decisions on whether or not to continue on the pathway for FURTHER INVESTIGATION BEFORE PURCHASE. They are NOT intended to be used as the sole basis for selection or purchase as the incomplete information and assumptions used CANNOT PROVIDE ACCURATE ANALYSIS at the level needed to make accurate and informed decisions. We have (and will) always recommend and encourage all customers and clients to minimally HAVE AN APPRAISAL CONDUCTED BY A QUALIFIED AND CERTIFIED APPRAISER, one knowledgeable and experienced in the area and type of property being appraised before writing a contract for purchase! AGAIN, A REIA Report[®] IS NOT AN APPRAISAL.

In closing, this document has been provided to inform you the consumer about the limitations of every REIA Report[®] 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.

REIA Report[®] : Limitations

MUST READ: IMPORTANT

If you, the owner/purchaser of any version of this REIA Report[®], 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 three 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[®]. NOT MEETING THIS CONDITION VIOLATES THE CONDITIONS OF THE CONTRACTUAL SALE OF SUCH INFORMATION AND TRANSFERS ALL LIABILITY OF USE AND OR INTERPRETATION TO THE PURCHASER.**

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

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Witness

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Owner/purchaser of report

PLEASE MAKE SURE YOUR ORDER IS CORRECT AS REIALLIANCE AND ALL OF ITS DISTRIBUTORS ENFORCE A

NO REFUNDS Policy

FOR ALL REAI REPORTS

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REIA Report[®]: Glossary of Terms

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

Assessed Land and Building Value- The estimated value of the land and building as calculated using ratios from tax cards or a 20% / 80% estimate.

Purchase Price- The purchase price of the property on which the loan is based. Includes costs to update and repair property if borrowed inside loan.

Price per Unit- The price per unit as calculated by dividing the number of units into the purchase price.

Total Out Of Pocket Funds (TOOPF)- The amount of cash it will take to purchase the property. This figures 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.

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 income taxes and interest.

Cash Flow Before Taxes (CFBT)- Net Operating Income minus the yearly debt service (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- The amount of principal that has been paid down at the end of year one after all scheduled mortgage payments have been made..

Total Net Worth Growth End Year 1- The total wealth building benefits of the property end of year one. Calculated by adding: Cash Flow After Taxes + Appreciation + Principal Reduction.

Total Wealth (Accumulated Wealth + Down payment) End Year 1- The total accumulated wealth at end of year 1 (what the property has generated) plus the down payment.

Debt Service Coverage Ratio (DSCR)- A risk index used by lending institutions as to the property's 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.

To Achieve a DSCR of 1.2- Increase in Gross Annual Income, reduction in expenses, or from both, to achieve lenders minimum DSCR for loan.

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.

To Achieve Investor Cap Rate of XX%- Increase in Gross Annual Income, reduction in expenses, or from both, to achieve the investors required return.

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 if Sold in Years- A ratio of the total amount of cash invested to the annual total wealth growth after sale. 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 1.2- The maximum loan value of a property calculated by holding the required Debt Service Coverage Ratio of 1.2 (or greater) by the lender as a constant.

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

Compare to Other Investments (Cash on Cash Return)- A comprehensive measure of the yield of an investment. It is a ratio of CFBT to the TOOPF required to close the transaction. This calculation is based on a yearly repayment of Total Out of Pocket Funds from all Cash Flow Before Tax dollars generated. 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).

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

REIA Report[®] : Property Profile

This property profile is **NOT AN APPRAISAL**.
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Required read: "**Limitations of a REIA Reportsm**" to understand the limitations of the analysis and the impact on the financial performance data calculated below.

Location				
Street Address	City	State	Zip	County
Any Street	Any City	Any State	Any Zip	Any County

Property Information			
Type*	Number of Units	Assessed Land Value	Assessed Building Value
Multi-family	6	\$31,000	\$124,000

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

Purchasing Information					
Purchase Price	Price per Unit	Estimated Monthly Payment**	Estimated Cost to Close*	Down Payment	Total Out of Pocket Funds
\$155,000	\$25,833	\$1,178 PITI	\$11,045	20% \$31,000	\$42,045

* Seller's Assist of \$0 has been factored into this figure. ** Estimated Monthly Payment: See *Investor Input Data Sheet / Expenses* to review costs used for Insurance and Taxes

Income		
	With Property Manager	Self Managed
Gross Annual Income	\$38,400	\$38,400
Vacancy Rate in \$ (= Total # unrented days / 365 X GAI) 10%	\$3,840	\$3,840
Gross Operating Income	\$34,560	\$34,560
Net Operating Income*	\$21,469	\$27,517

*NOI calculated using: Vacancy= 10% Maintenance Reserves= 3.00% Property Management Fee= 17.50% or, 0% when Self Managed

* Manage a broad effort to deliver across functions and in partnership with leaders in marketing, infrastructure/operations and risk management.

Wealth Builders		
	With Property Manager	Self Managed
Cash Flow Before Taxes (CFBT)	\$11,233	\$17,281
Tax Benefits	-\$2,311	-\$3,521
Cash Flow After Taxes (CFAT)	\$8,922	\$13,760
Appreciation at 2.0%	\$3,100	\$3,100
Principal Reduction	\$3,503	\$3,503
Total Net Worth Growth (Equity + Cash) End Year 1	\$15,525	\$20,364
Total Wealth (Accumulated Wealth + Down Payment) End Year 1	\$46,525	\$51,364

Lending Criteria		
	With Property Manager	Self Managed
Debt Service Coverage Ratio (DSCR)*	2.10	2.69
To achieve a DSCR of 1.20 ↑ GAI and/or ↓ Expenses by	\$0	\$0

*Calculation: DSCR=NOI / Total Debt Service (Total Principle + Total Interest)

**Calculated Offer Price- see below

**Calculated Offer Price- see below

Investor Criteria		
	With Property Manager	Self Managed
Cap Rate	12.93%	17.75%
To achieve investor cap rate of 12.00% ↑ GAI and/or ↓ Expenses by	-\$1,544	-\$9,553
Payback of Total Out of Pocket Funds using only CFAT in Years	4.71	3.06
Payback of Total Out of Pocket Funds using Total Wealth Growth if Sold in Year	3.00	1.00
Break Even Occupancy Rate	67.50%	50.00%

Calculated Offer Prices		
	With Property Manager	Self Managed
Calculated Offer Price based on DSCR of 1.20	\$270,923	\$347,244
Calculated Offer Price based on capitalized rate of 12.00%	\$178,910	\$229,310

Compare to Other Investments: Cash on Cash Returns***											
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Infinite Returns Start
Property Manager:	26.7%	35.9%	52.9%	95.6%	403.9%	Infinite	Infinite	Infinite	Infinite	Infinite	Year: 6
Self Managed:	41.1%	64.0%	136.4%	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite	Year: 4

***Based on payback of Total Out of Pocket Funds from Cash Flow BEFORE Tax income only

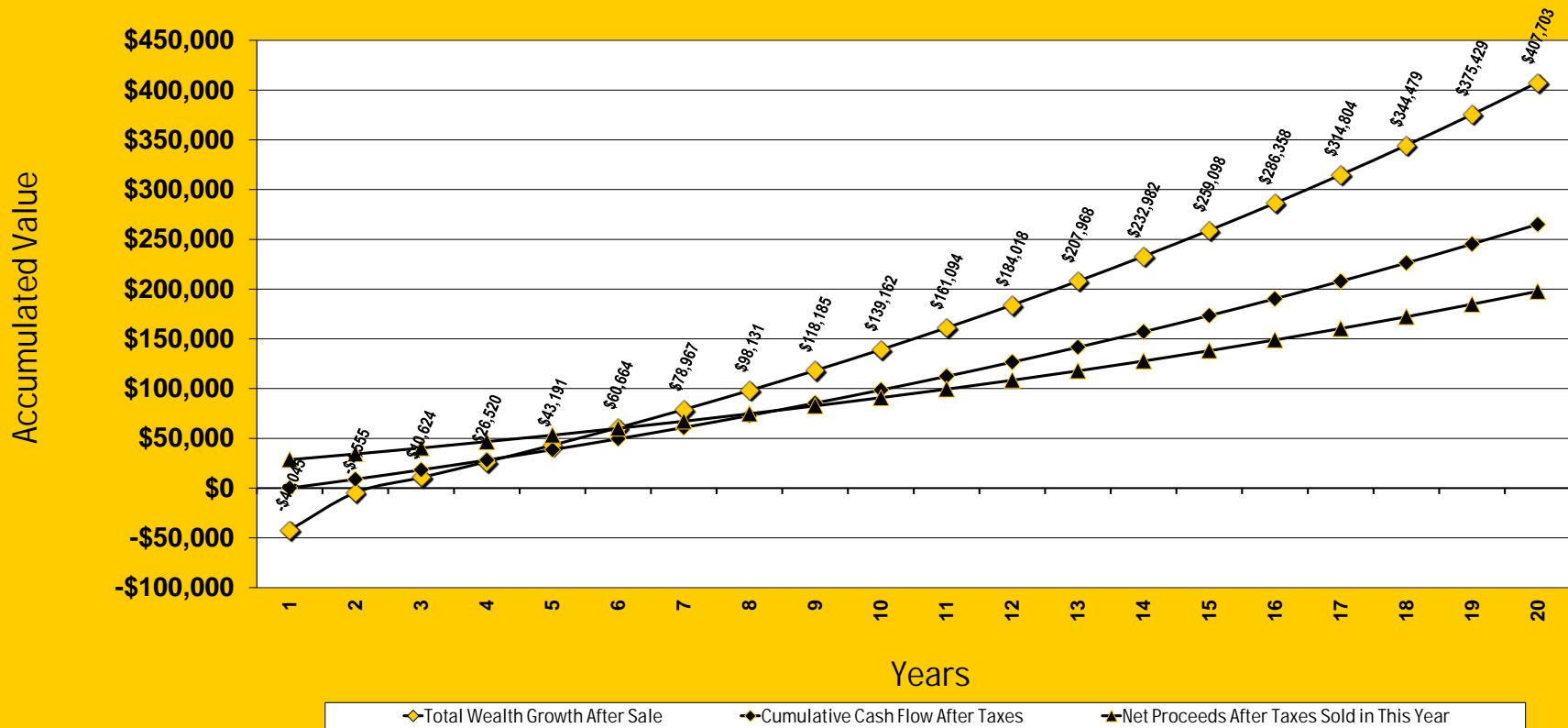
*** Calculation: Cash-On-Cash Return= CFBT/Down payment + closing costs

Compare to Other Investments: Internal Rate of Return (IRR)				
	Highest IRR at	With Property Manager	Highest IRR at	Self Managed
Before Tax IRR:	Year 9	34.43%	Year 8	47.72%
After Tax IRR:	Year 9	27.54%	Year 8	38.18%

REIA Report[®]: Wealth Building Chart

Property: Any Street City: Any City for Any State County: Any County # Units: 6

Total Wealth Building Potential



NOTE: Performance based on use of a Property Manager

REIA Report[®] : Cash Flow & Potential Wealth Growth Chart- Property Managed Years 1-15

Cash Flow From Operation with Property Manager

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	21,469	22,113	22,777	23,460	24,164	24,889	25,635	26,404	27,197	28,012	28,853	29,718	30,610	31,528	32,474
Principal & Interest Payments	10,236	10,236	10,236	10,236	10,236	10,236	10,236	10,236	10,236	10,236	10,236	10,236	10,236	10,236	10,236
Cash Flow Before Taxes	11,233	11,878	12,541	13,224	13,928	14,653	15,400	16,169	16,961	17,777	18,617	19,483	20,374	21,292	22,238
IncTax Benefits	-2,311	-2,480	-2,654	-2,835	-3,022	-3,217	-3,418	-3,627	-3,843	-4,068	-4,300	-4,542	-4,792	-5,052	-5,322
Cash Flow After Taxes	8,922	9,398	9,887	10,389	10,906	11,436	11,982	12,542	13,118	13,709	14,317	14,941	15,582	16,240	16,916

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	21,469	22,113	22,777	23,460	24,164	24,889	25,635	26,404	27,197	28,012	28,853	29,718	30,610	31,528	32,474
Interest	6,733	6,535	6,326	6,106	5,873	5,627	5,367	5,092	4,802	4,495	4,171	3,829	3,468	3,086	2,683
Total Straight Line Depreciation	3,179	3,179	3,179	3,179	3,179	3,179	3,179	3,179	3,179	3,179	3,179	3,179	3,179	3,179	3,179
Taxable Income	11,557	12,399	13,271	14,175	15,112	16,083	17,089	18,133	19,215	20,338	21,502	22,710	23,962	25,262	26,612
Tax Rate 20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
Income Tax Benefits (+) Pay (-)	-2,311	-2,480	-2,654	-2,835	-3,022	-3,217	-3,418	-3,627	-3,843	-4,068	-4,300	-4,542	-4,792	-5,052	-5,322

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

C: Cash on Cash Returns	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 Before Taxes	11,233	11,878	12,541	13,224	13,928	14,653	15,400	16,169	16,961	17,777	18,617	19,483	20,374	21,292	22,238
Total Amount Invested in Year:	42,045	33,122	23,725	13,838	3,449	0	0	0	0	0	0	0	0	0	0
Cash-On-Cash Return	26.72%	35.86%	52.86%	95.56%	403.85%	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite

* Total Amount Invested reduced by previous years CFAT value

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	8,922	9,398	9,887	10,389	10,906	11,436	11,982	12,542	13,118	13,709	14,317	14,941	15,582	16,240	16,916
Net Sales Proceeds after Taxes	28,567	34,348	40,358	46,640	53,207	60,074	67,256	74,768	82,627	90,850	99,457	108,466	117,898	127,775	138,119
Yearly Wealth Growth	37,489	43,746	50,245	57,029	64,113	71,510	79,237	87,310	95,745	104,560	113,774	123,407	133,480	144,015	155,035
CFAT From Previous Years	0	8,922	18,320	28,206	38,596	49,501	60,938	72,920	85,462	98,579	112,288	126,605	141,546	157,128	173,368
Accumulated Wealth Growth	37,489	52,668	68,565	85,235	102,708	121,012	140,175	160,229	181,206	203,139	226,062	250,012	275,026	301,143	328,403
Cash to Close	42,045	42,045	42,045	42,045	42,045	42,045	42,045	42,045	42,045	42,045	42,045	42,045	42,045	42,045	42,045
Total Wealth Growth (sold)	-4,555	10,624	26,520	43,191	60,664	78,967	98,131	118,185	139,162	161,094	184,018	207,968	232,982	259,098	286,358

* Does NOT include reinvestment of cash flows over time

REIA Report[®] : Cash Flow & Potential Wealth Growth Chart- Property Managed Years 16-30

Cash Flow From Operation with Property Manager

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	33,448	34,452	35,485	36,550	37,646	0	0	0	0	0	0	0	0	0	0
Principal & Interest Payments	10,236	10,236	10,236	10,236	10,232	0	0	0	0	0	0	0	0	0	0
Cash Flow Before Taxes	23,213	24,216	25,250	26,314	27,415	0	0	0	0	0	0	0	0	0	0
IncTax Benefits	-5,602	-5,893	-6,195	-6,508	-6,834	0	0	0	0	0	0	0	0	0	0
Cash Flow After Taxes	17,610	18,323	19,055	19,806	20,581	0	0	0	0	0	0	0	0	0	0

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	33,448	34,452	35,485	36,550	37,646	0	0	0	0	0	0	0	0	0	0
Interest	2,257	1,807	1,331	829	299	0	0	0	0	0	0	0	0	0	0
Total Straight Line Depreciation	3,179	3,179	3,179	3,179	3,179	0	0	0	0	0	0	0	0	0	0
Taxable Income	28,012	29,465	30,974	32,541	34,168	0	0	0	0	0	0	0	0	0	0
Tax Rate	20.0%	20.0%	20.0%	20.0%	20.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Income Tax Benefits (+) Pay (-)	-5,602	-5,893	-6,195	-6,508	-6,834	0	0	0	0	0	0	0	0	0	0

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

Cash on Cash Returns	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 Before Taxes	23,213	24,216	25,250	26,314	27,415	0	0	0	0	0	0	0	0	0	0
Total Amount Invested in Year:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash-On-Cash Return	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite

* Total Amount Invested reduced by previous years CFAT value

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	17,610	18,323	19,055	19,806	20,581	0	0	0	0	0	0	0	0	0	0
Net Sales Proceeds after Taxes	148,955	160,307	172,203	184,670	197,739	0	0	0	0	0	0	0	0	0	0
Yearly Wealth Growth	166,565	178,630	191,257	204,476	218,320	0	0	0	0	0	0	0	0	0	0
CFAT From Previous Years	190,284	207,894	226,217	245,271	265,077	285,658	0	0	0	0	0	0	0	0	0
Accumulated Wealth Growth	356,848	386,524	417,474	449,747	483,397	0	0	0	0	0	0	0	0	0	0
Cash to Close	42,045	42,045	42,045	42,045	42,045	0	0	0	0	0	0	0	0	0	0
Total Wealth Growth (sold)	314,804	344,479	375,429	407,703	441,352	0	0	0	0	0	0	0	0	0	0

* Does NOT include reinvestment of cash flows over time

REIA Report[®] : Cash Flow & Potential Wealth Growth Chart- Self Managed Years 1-15

Cash Flow From Operation Self Managed

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	27,517	28,343	29,193	30,069	30,971	31,900	32,857	33,843	34,858	35,904	36,981	38,090	39,233	40,410	41,622
Principal & Interest Payments	10,236	10,236	10,236	10,236	10,236	10,236	10,236	10,236	10,236	10,236	10,236	10,236	10,236	10,236	10,236
Cash Flow Before Taxes	17,281	18,107	18,957	19,833	20,735	21,664	22,621	23,607	24,622	25,668	26,745	27,854	28,997	30,174	31,386
IncTax Benefits	-3,521	-3,726	-3,937	-4,157	-4,384	-4,619	-4,862	-5,114	-5,375	-5,646	-5,926	-6,216	-6,517	-6,829	-7,152
Cash Flow After Taxes	13,760	14,381	15,020	15,676	16,351	17,045	17,759	18,493	19,247	20,022	20,819	21,638	22,480	23,345	24,235

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	27,517	28,343	29,193	30,069	30,971	31,900	32,857	33,843	34,858	35,904	36,981	38,090	39,233	40,410	41,622
Interest	6,733	6,535	6,326	6,106	5,873	5,627	5,367	5,092	4,802	4,495	4,171	3,829	3,468	3,086	2,683
Total Straight Line Depreciation	3,179	3,179	3,179	3,179	3,179	3,179	3,179	3,179	3,179	3,179	3,179	3,179	3,179	3,179	3,179
Taxable Income	17,605	18,628	19,687	20,784	21,919	23,094	24,311	25,571	26,877	28,229	29,630	31,081	32,585	34,144	35,760
Tax Rate	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
Income Tax Benefits (+) Pay (-)	-3,521	-3,726	-3,937	-4,157	-4,384	-4,619	-4,862	-5,114	-5,375	-5,646	-5,926	-6,216	-6,517	-6,829	-7,152

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

C: Cash on Cash Returns	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 Before Taxes	17,281	18,107	18,957	19,833	20,735	21,664	22,621	23,607	24,622	25,668	26,745	27,854	28,997	30,174	31,386
Total Amount Invested in Year:	42,045	28,284	13,903	0	0	0	0	0	0	0	0	0	0	0	0
Cash-On-Cash Return	41.10%	64.02%	136.36%	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite

* Total Amount Invested reduced by previous years CFAT value

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	13,760	14,381	15,020	15,676	16,351	17,045	17,759	18,493	19,247	20,022	20,819	21,638	22,480	23,345	24,235
Net Sales Proceeds after Taxes	28,567	34,348	40,358	46,640	53,207	60,074	67,256	74,768	82,627	90,850	99,457	108,466	117,898	127,775	138,119
Yearly Wealth Growth	42,328	48,730	55,378	62,316	69,558	77,119	85,015	93,260	101,874	110,873	120,276	130,105	140,379	151,121	162,354
CFAT From Previous Years	0	13,760	28,142	43,161	58,838	75,189	92,235	109,994	128,486	147,733	167,755	188,574	210,213	232,693	256,038
Accumulated Wealth Growth	42,328	62,490	83,520	105,478	128,396	152,308	177,249	203,254	230,360	258,606	288,032	318,679	350,591	383,813	418,392
Cash to Close	42,045	42,045	42,045	42,045	42,045	42,045	42,045	42,045	42,045	42,045	42,045	42,045	42,045	42,045	42,045
Total Wealth Growth (sold)	283	20,446	41,475	63,433	86,352	110,264	135,205	161,209	188,315	216,561	245,987	276,634	308,547	341,769	376,347

* Does NOT include reinvestment of cash flows over time

REIA Report[®] : Cash Flow & Potential Wealth Growth Chart- Self Managed Years 16-30

Cash Flow From Operation Self Managed

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	42,871	44,157	45,482	46,846	48,252	0	0	0	0	0	0	0	0	0	0
Principal & Interest Payments	10,236	10,236	10,236	10,236	10,232	0	0	0	0	0	0	0	0	0	0
Cash Flow Before Taxes	32,635	33,921	35,246	36,610	38,020	0	0	0	0	0	0	0	0	0	0
IncTax Benefits	-7,487	-7,834	-8,194	-8,568	-8,955	0	0	0	0	0	0	0	0	0	0
Cash Flow After Taxes	25,148	26,087	27,052	28,043	29,065	0	0	0	0	0	0	0	0	0	0

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	42,871	44,157	45,482	46,846	48,252	0	0	0	0	0	0	0	0	0	0
Interest	2,257	1,807	1,331	829	299	0	0	0	0	0	0	0	0	0	0
Total Straight Line Depreciation	3,179	3,179	3,179	3,179	3,179	0	0	0	0	0	0	0	0	0	0
Taxable Income	37,434	39,171	40,971	42,838	44,774	0	0	0	0	0	0	0	0	0	0
Tax Rate	20.0%	20.0%	20.0%	20.0%	20.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Income Tax Benefits (+) Pay (-)	-7,487	-7,834	-8,194	-8,568	-8,955	0	0	0	0	0	0	0	0	0	0

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

Cash on Cash Returns	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 Before Taxes	32,635	33,921	35,246	36,610	38,020	0	0	0	0	0	0	0	0	0	0
Total Amount Invested in Year:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash-On-Cash Return	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite	Infinite

* Total Amount Invested reduced by previous years CFAT value

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	25,148	26,087	27,052	28,043	29,065	0	0	0	0	0	0	0	0	0	0
Net Sales Proceeds after Taxes	148,955	160,307	172,203	184,670	197,739	0	0	0	0	0	0	0	0	0	0
Yearly Wealth Growth	174,103	186,394	199,254	212,713	226,804	0	0	0	0	0	0	0	0	0	0
CFAT From Previous Years	280,273	305,421	331,508	358,560	386,603	0	0	0	0	0	0	0	0	0	0
Accumulated Wealth Growth	454,376	491,815	530,762	571,273	613,406	0	0	0	0	0	0	0	0	0	0
Cash to Close	42,045	42,045	42,045	42,045	42,045	0	0	0	0	0	0	0	0	0	0
Total Wealth Growth (sold)	412,331	449,770	488,718	529,228	571,362	0	0	0	0	0	0	0	0	0	0

* Does NOT include reinvestment of cash flows over time

REIA Report[®] : Rental Income Analysis

Property: Any Street

Any City

Any State

Any Zip

of Units: 6

Unit Number	Tenant Name or Descriptor of same priced units	Type of Lease*	# of People on Lease	Lease Begins	Lease Ends	Security Deposit	# of Units/SF	Rent per Unit/SF	Scheduled Monthly Income	Scheduled Yearly Income	Potential # Units/SF	Potential Rent per Unit/SF	Potential Monthly Income	Potential Yearly Income
1	Unit 1 Tenant						1	\$550	\$550	\$6,600				
2	Unit 2 Tenant						1	\$550	\$550	\$6,600				
3	Unit 3 Tenant						1	\$550	\$550	\$6,600				
4	Unit 4 Tenant						1	\$550	\$550	\$6,600				
5	Unit 5 Tenant						1	\$500	\$500	\$6,000				
6	Unit 6 Tenant						1	\$500	\$500	\$6,000				
7	Unit 7 Tenant													
8	Unit 8 Tenant													
9	Unit 9 Tenant													
10	Unit 10 Tenant													
11	Unit 11 Tenant													
12	Unit 12 Tenant													
13	Unit 13 Tenant													
14	Unit 14 Tenant													
15	Unit 15 Tenant													
	Other Income Generated					Average Miscellaneous Income:			Monthly	Yearly		Av. Potential Misc. Inc.	Monthly	Yearly
16	Laundry													
17	Parking													
18	Vending													
19														
TOTAL SCHEDULED INCOME									\$3,200	\$38,400	TOTAL POTENTIAL INCOME			

*Type of Lease: (Y) Yearly contract available for review or (M) verbal month to month with nc

REIA Report[®] : Yearly Amortization

Property: Any Street

Any City Any State Any Zip

County: 0

of Units 6

Amortization: First Position

Year	Payment	Principal	Interest	Balance	P&I	Prin Reduct	Range Months
1	\$ 852.98	3,503	6,733	120,497	10,236	3,503	1 input 12
2	\$ 852.98	3,701	6,535	116,796	10,236	7,204	13 input 24
3	\$ 852.98	3,910	6,326	112,886	10,236	11,114	25 input 36
4	\$ 852.98	4,130	6,106	108,756	10,236	15,244	37 input 48
5	\$ 852.98	4,363	5,873	104,393	10,236	19,607	49 input 60
6	\$ 852.98	4,609	5,627	99,784	10,236	24,216	61 input 72
7	\$ 852.98	4,869	5,367	94,915	10,236	29,085	73 input 84
8	\$ 852.98	5,144	5,092	89,771	10,236	34,229	85 input 96
9	\$ 852.98	5,434	4,802	84,337	10,236	39,663	97 input 108
10	\$ 852.98	5,740	4,495	78,597	10,236	45,403	109 input 120
11	\$ 852.98	6,064	4,171	72,532	10,236	51,468	121 input 132
12	\$ 852.98	6,406	3,829	66,126	10,236	57,874	133 input 144
13	\$ 852.98	6,768	3,468	59,358	10,236	64,642	145 input 156
14	\$ 852.98	7,150	3,086	52,209	10,236	71,791	157 input 168
15	\$ 852.98	7,553	2,683	44,656	10,236	79,344	169 input 180
16	\$ 852.98	7,979	2,257	36,677	10,236	87,323	181 input 192
17	\$ 852.98	8,429	1,807	28,248	10,236	95,752	193 input 204
18	\$ 852.98	8,904	1,331	19,344	10,236	104,656	205 input 216
19	\$ 852.98	9,407	829	9,937	10,236	114,063	217 input 228
20	\$ 852.98	9,933	299	0	10,232	123,996	229 input 240
21	\$ 852.98	0	0	0	0	0	241 input 252
22	\$ 852.98	0	0	0	0	0	253 input 264
23	\$ 852.98	0	0	0	0	0	265 input 276
24	\$ 852.98	0	0	0	0	0	277 input 288
25	\$ 852.98	0	0	0	0	0	289 input 300
26	\$ 852.98	0	0	0	0	0	301 input 312
27	\$ 852.98	0	0	0	0	0	313 input 324
28	\$ 852.98	0	0	0	0	0	325 input 336
29	\$ 852.98	0	0	0	0	0	337 input 348
30	\$ 852.98	0	0	0	0	0	349 input 360

Calculations Based on:

Amount to be Financed	124,000
Interest Paid on Loan	5.500%
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[®] : Monthly Amortization

Property: Any Street

Any City Any State

Prop Code:

of Units

6

Enter Values	
Loan Amount	\$ 124,000.00
Annual Interest Rate	5.50 %
Loan Period in Years	20
Number of Payments Per Year	12
Start Date of Loan	6/14/2017
Optional Extra Payments	\$ -

Loan Summary	
Scheduled Payment	\$ 852.98
Scheduled Number of Payments	240
Actual Number of Payments	240
Total Early Payments	\$ -
Total Interest	\$ 80,715.26

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest	Year
1	7/14/2017	\$ 124,000.00	\$ 852.98	\$ -	\$ 852.98	\$ 284.65	\$ 568.33	\$ 123,715.35	\$ 568.33	
2	8/14/2017	123,715.35	852.98	-	852.98	285.95	567.03	123,429.40	1,135.36	
3	9/14/2017	123,429.40	852.98	-	852.98	287.26	565.72	123,142.14	1,701.08	
4	10/14/2017	123,142.14	852.98	-	852.98	288.58	564.40	122,853.56	2,265.48	
5	11/14/2017	122,853.56	852.98	-	852.98	289.90	563.08	122,563.66	2,828.56	
6	12/14/2017	122,563.66	852.98	-	852.98	291.23	561.75	122,272.43	3,390.31	
7	1/14/2018	122,272.43	852.98	-	852.98	292.56	560.42	121,979.86	3,950.73	
8	2/14/2018	121,979.86	852.98	-	852.98	293.91	559.07	121,685.96	4,509.80	
9	3/14/2018	121,685.96	852.98	-	852.98	295.25	557.73	121,390.71	5,067.53	
10	4/14/2018	121,390.71	852.98	-	852.98	296.61	556.37	121,094.10	5,623.90	
11	5/14/2018	121,094.10	852.98	-	852.98	297.97	555.01	120,796.13	6,178.92	
12	6/14/2018	120,796.13	852.98	-	852.98	299.33	553.65	120,496.80	6,732.57	Year 1
					\$ 10,235.76	\$ 3,503.20	\$ 6,732.57	120,496.80	6,732.57	1
13	7/14/2018	120,496.80	852.98	-	852.98	300.70	552.28	120,196.10	552.28	
14	8/14/2018	120,196.10	852.98	-	852.98	302.08	550.90	119,894.02	1,103.18	
15	9/14/2018	119,894.02	852.98	-	852.98	303.47	549.51	119,590.55	1,652.69	
16	10/14/2018	119,590.55	852.98	-	852.98	304.86	548.12	119,285.69	2,200.81	
17	11/14/2018	119,285.69	852.98	-	852.98	306.25	546.73	118,979.44	2,747.54	
18	12/14/2018	118,979.44	852.98	-	852.98	307.66	545.32	118,671.78	3,292.86	
19	1/14/2019	118,671.78	852.98	-	852.98	309.07	543.91	118,362.71	3,836.77	
20	2/14/2019	118,362.71	852.98	-	852.98	310.48	542.50	118,052.23	4,379.27	
21	3/14/2019	118,052.23	852.98	-	852.98	311.91	541.07	117,740.32	4,920.34	
22	4/14/2019	117,740.32	852.98	-	852.98	313.34	539.64	117,426.99	5,459.99	
23	5/14/2019	117,426.99	852.98	-	852.98	314.77	538.21	117,112.21	5,998.19	
24	6/14/2019	117,112.21	852.98	-	852.98	316.22	536.76	116,796.00	6,534.96	Year 2
					10,235.76	3,700.81	6,534.96	116,796.00	6,534.96	2
25	7/14/2019	116,796.00	852.98	-	852.98	317.67	535.31	116,478.33	535.31	
26	8/14/2019	116,478.33	852.98	-	852.98	319.12	533.86	116,159.21	1,069.17	
27	9/14/2019	116,159.21	852.98	-	852.98	320.58	532.40	115,838.63	1,601.57	
28	10/14/2019	115,838.63	852.98	-	852.98	322.05	530.93	115,516.57	2,132.50	
29	11/14/2019	115,516.57	852.98	-	852.98	323.53	529.45	115,193.04	2,661.95	
30	12/14/2019	115,193.04	852.98	-	852.98	325.01	527.97	114,868.03	3,189.92	
31	1/14/2020	114,868.03	852.98	-	852.98	326.50	526.48	114,541.53	3,716.39	
32	2/14/2020	114,541.53	852.98	-	852.98	328.00	524.98	114,213.53	4,241.38	
33	3/14/2020	114,213.53	852.98	-	852.98	329.50	523.48	113,884.03	4,764.86	
34	4/14/2020	113,884.03	852.98	-	852.98	331.01	521.97	113,553.02	5,286.82	
35	5/14/2020	113,553.02	852.98	-	852.98	332.53	520.45	113,220.49	5,807.28	
36	6/14/2020	113,220.49	852.98	-	852.98	334.05	518.93	112,886.44	6,326.20	Year 3
					10,235.76	3,909.56	6,326.20	112,886.44	6,326.20	3
37	7/14/2020	112,886.44	852.98	-	852.98	335.58	517.40	112,550.85	517.40	
38	8/14/2020	112,550.85	852.98	-	852.98	337.12	515.86	112,213.73	1,033.25	
39	9/14/2020	112,213.73	852.98	-	852.98	338.67	514.31	111,875.06	1,547.57	
40	10/14/2020	111,875.06	852.98	-	852.98	340.22	512.76	111,534.84	2,060.33	
41	11/14/2020	111,534.84	852.98	-	852.98	341.78	511.20	111,193.06	2,571.53	
42	12/14/2020	111,193.06	852.98	-	852.98	343.35	509.63	110,849.72	3,081.16	
43	1/14/2021	110,849.72	852.98	-	852.98	344.92	508.06	110,504.80	3,589.23	
44	2/14/2021	110,504.80	852.98	-	852.98	346.50	506.48	110,158.30	4,095.71	
45	3/14/2021	110,158.30	852.98	-	852.98	348.09	504.89	109,810.21	4,600.60	
46	4/14/2021	109,810.21	852.98	-	852.98	349.68	503.30	109,460.53	5,103.89	
47	5/14/2021	109,460.53	852.98	-	852.98	351.29	501.69	109,109.24	5,605.59	
48	6/14/2021	109,109.24	852.98	-	852.98	352.90	500.08	108,756.35	6,105.67	Year 4
					10,235.76	4,130.09	6,105.67	108,756.35	6,105.67	4
49	7/14/2021	108,756.35	852.98	-	852.98	354.51	498.47	108,401.83	498.47	
50	8/14/2021	108,401.83	852.98	-	852.98	356.14	496.84	108,045.69	995.31	
51	9/14/2021	108,045.69	852.98	-	852.98	357.77	495.21	107,687.92	1,490.52	
52	10/14/2021	107,687.92	852.98	-	852.98	359.41	493.57	107,328.51	1,984.09	
53	11/14/2021	107,328.51	852.98	-	852.98	361.06	491.92	106,967.45	2,476.01	
54	12/14/2021	106,967.45	852.98	-	852.98	362.71	490.27	106,604.74	2,966.28	
55	1/14/2022	106,604.74	852.98	-	852.98	364.38	488.61	106,240.37	3,454.88	
56	2/14/2022	106,240.37	852.98	-	852.98	366.05	486.94	105,874.32	3,941.82	

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest	Year
57	3/14/2022	105,874.32	852.98	-	852.98	367.72	485.26	105,506.60	4,427.07	
58	4/14/2022	105,506.60	852.98	-	852.98	369.41	483.57	105,137.19	4,910.65	
59	5/14/2022	105,137.19	852.98	-	852.98	371.10	481.88	104,766.09	5,392.53	
60	6/14/2022	104,766.09	852.98	-	852.98	372.80	480.18	104,393.29	5,872.70	Year 5
					10,235.76	4,363.06	5,872.70	104,393.29	5,872.70	
61	7/14/2022	104,393.29	852.98	-	852.98	374.51	478.47	104,018.77	478.47	
62	8/14/2022	104,018.77	852.98	-	852.98	376.23	476.75	103,642.55	955.22	
63	9/14/2022	103,642.55	852.98	-	852.98	377.95	475.03	103,264.59	1,430.25	
64	10/14/2022	103,264.59	852.98	-	852.98	379.68	473.30	102,884.91	1,903.55	
65	11/14/2022	102,884.91	852.98	-	852.98	381.42	471.56	102,503.49	2,375.10	
66	12/14/2022	102,503.49	852.98	-	852.98	383.17	469.81	102,120.31	2,844.91	
67	1/14/2023	102,120.31	852.98	-	852.98	384.93	468.05	101,735.38	3,312.96	
68	2/14/2023	101,735.38	852.98	-	852.98	386.69	466.29	101,348.69	3,779.25	
69	3/14/2023	101,348.69	852.98	-	852.98	388.47	464.51	100,960.23	4,243.76	
70	4/14/2023	100,960.23	852.98	-	852.98	390.25	462.73	100,569.98	4,706.50	
71	5/14/2023	100,569.98	852.98	-	852.98	392.03	460.95	100,177.95	5,167.44	
72	6/14/2023	100,177.95	852.98	-	852.98	393.83	459.15	99,784.11	5,626.59	Year 6
					10,235.76	4,609.17	5,626.59	99,784.11	5,626.59	
73	7/14/2023	99,784.11	852.98	-	852.98	395.64	457.34	99,388.48	457.34	
74	8/14/2023	99,388.48	852.98	-	852.98	397.45	455.53	98,991.03	912.87	
75	9/14/2023	98,991.03	852.98	-	852.98	399.27	453.71	98,591.76	1,366.58	
76	10/14/2023	98,591.76	852.98	-	852.98	401.10	451.88	98,190.66	1,818.46	
77	11/14/2023	98,190.66	852.98	-	852.98	402.94	450.04	97,787.72	2,268.50	
78	12/14/2023	97,787.72	852.98	-	852.98	404.79	448.19	97,382.93	2,716.70	
79	1/14/2024	97,382.93	852.98	-	852.98	406.64	446.34	96,976.29	3,163.03	
80	2/14/2024	96,976.29	852.98	-	852.98	408.51	444.47	96,567.78	3,607.51	
81	3/14/2024	96,567.78	852.98	-	852.98	410.38	442.60	96,157.40	4,050.11	
82	4/14/2024	96,157.40	852.98	-	852.98	412.26	440.72	95,745.15	4,490.83	
83	5/14/2024	95,745.15	852.98	-	852.98	414.15	438.83	95,331.00	4,929.67	
84	6/14/2024	95,331.00	852.98	-	852.98	416.05	436.93	94,914.95	5,366.60	Year 7
					10,235.76	4,869.16	5,366.60	94,914.95	5,366.60	
85	7/14/2024	94,914.95	852.98	-	852.98	417.95	435.03	94,497.00	435.03	
86	8/14/2024	94,497.00	852.98	-	852.98	419.87	433.11	94,077.13	868.14	
87	9/14/2024	94,077.13	852.98	-	852.98	421.79	431.19	93,655.33	1,299.32	
88	10/14/2024	93,655.33	852.98	-	852.98	423.73	429.25	93,231.61	1,728.58	
89	11/14/2024	93,231.61	852.98	-	852.98	425.67	427.31	92,805.94	2,155.89	
90	12/14/2024	92,805.94	852.98	-	852.98	427.62	425.36	92,378.32	2,581.25	
91	1/14/2025	92,378.32	852.98	-	852.98	429.58	423.40	91,948.74	3,004.65	
92	2/14/2025	91,948.74	852.98	-	852.98	431.55	421.43	91,517.19	3,426.08	
93	3/14/2025	91,517.19	852.98	-	852.98	433.53	419.45	91,083.66	3,845.54	
94	4/14/2025	91,083.66	852.98	-	852.98	435.51	417.47	90,648.15	4,263.00	
95	5/14/2025	90,648.15	852.98	-	852.98	437.51	415.47	90,210.64	4,678.47	
96	6/14/2025	90,210.64	852.98	-	852.98	439.51	413.47	89,771.13	5,091.94	Year 8
					10,235.76	5,143.82	5,091.94	89,771.13	5,091.94	
97	7/14/2025	89,771.13	852.98	-	852.98	441.53	411.45	89,329.60	411.45	
98	8/14/2025	89,329.60	852.98	-	852.98	443.55	409.43	88,886.04	820.88	
99	9/14/2025	88,886.04	852.98	-	852.98	445.59	407.39	88,440.46	1,228.27	
100	10/14/2025	88,440.46	852.98	-	852.98	447.63	405.35	87,992.83	1,633.62	
101	11/14/2025	87,992.83	852.98	-	852.98	449.68	403.30	87,543.15	2,036.93	
102	12/14/2025	87,543.15	852.98	-	852.98	451.74	401.24	87,091.41	2,438.16	
103	1/14/2026	87,091.41	852.98	-	852.98	453.81	399.17	86,637.60	2,837.33	
104	2/14/2026	86,637.60	852.98	-	852.98	455.89	397.09	86,181.71	3,234.42	
105	3/14/2026	86,181.71	852.98	-	852.98	457.98	395.00	85,723.73	3,629.42	
106	4/14/2026	85,723.73	852.98	-	852.98	460.08	392.90	85,263.65	4,022.32	
107	5/14/2026	85,263.65	852.98	-	852.98	462.19	390.79	84,801.46	4,413.11	
108	6/14/2026	84,801.46	852.98	-	852.98	464.31	388.67	84,337.15	4,801.79	Year 9
					10,235.76	5,433.98	4,801.79	84,337.15	4,801.79	
109	7/14/2026	84,337.15	852.98	-	852.98	466.43	386.55	83,870.72	386.55	
110	8/14/2026	83,870.72	852.98	-	852.98	468.57	384.41	83,402.14	770.95	
111	9/14/2026	83,402.14	852.98	-	852.98	470.72	382.26	82,931.42	1,153.21	
112	10/14/2026	82,931.42	852.98	-	852.98	472.88	380.10	82,458.55	1,533.31	
113	11/14/2026	82,458.55	852.98	-	852.98	475.05	377.93	81,983.50	1,911.25	
114	12/14/2026	81,983.50	852.98	-	852.98	477.22	375.76	81,506.28	2,287.01	
115	1/14/2027	81,506.28	852.98	-	852.98	479.41	373.57	81,026.87	2,660.58	
116	2/14/2027	81,026.87	852.98	-	852.98	481.61	371.37	80,545.26	3,031.95	
117	3/14/2027	80,545.26	852.98	-	852.98	483.81	369.17	80,061.45	3,401.12	
118	4/14/2027	80,061.45	852.98	-	852.98	486.03	366.95	79,575.41	3,768.07	
119	5/14/2027	79,575.41	852.98	-	852.98	488.26	364.72	79,087.15	4,132.79	
120	6/14/2027	79,087.15	852.98	-	852.98	490.50	362.48	78,596.66	4,495.27	Year 10
					10,235.76	5,740.49	4,495.27	78,596.66	4,495.27	
121	7/14/2027	78,596.66	852.98	-	852.98	492.75	360.23	78,103.91	360.23	
122	8/14/2027	78,103.91	852.98	-	852.98	495.00	357.98	77,608.91	718.21	
123	9/14/2027	77,608.91	852.98	-	852.98	497.27	355.71	77,111.63	1,073.92	
124	10/14/2027	77,111.63	852.98	-	852.98	499.55	353.43	76,612.08	1,427.35	

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest	Year
125	11/14/2027	76,612.08	852.98	-	852.98	501.84	351.14	76,110.24	1,778.49	
126	12/14/2027	76,110.24	852.98	-	852.98	504.14	348.84	75,606.10	2,127.32	
127	1/14/2028	75,606.10	852.98	-	852.98	506.45	346.53	75,099.65	2,473.85	
128	2/14/2028	75,099.65	852.98	-	852.98	508.77	344.21	74,590.87	2,818.06	
129	3/14/2028	74,590.87	852.98	-	852.98	511.11	341.87	74,079.77	3,159.93	
130	4/14/2028	74,079.77	852.98	-	852.98	513.45	339.53	73,566.32	3,499.47	
131	5/14/2028	73,566.32	852.98	-	852.98	515.80	337.18	73,050.52	3,836.64	
132	6/14/2028	73,050.52	852.98	-	852.98	518.17	334.81	72,532.35	4,171.46	Year
					10,235.76	6,064.30	4,171.46	72,532.35	4,171.46	11
133	7/14/2028	72,532.35	852.98	-	852.98	520.54	332.44	72,011.81	332.44	
134	8/14/2028	72,011.81	852.98	-	852.98	522.93	330.05	71,488.89	662.49	
135	9/14/2028	71,488.89	852.98	-	852.98	525.32	327.66	70,963.56	990.15	
136	10/14/2028	70,963.56	852.98	-	852.98	527.73	325.25	70,435.83	1,315.40	
137	11/14/2028	70,435.83	852.98	-	852.98	530.15	322.83	69,905.68	1,638.23	
138	12/14/2028	69,905.68	852.98	-	852.98	532.58	320.40	69,373.10	1,958.63	
139	1/14/2029	69,373.10	852.98	-	852.98	535.02	317.96	68,838.08	2,276.59	
140	2/14/2029	68,838.08	852.98	-	852.98	537.47	315.51	68,300.61	2,592.10	
141	3/14/2029	68,300.61	852.98	-	852.98	539.94	313.04	67,760.68	2,905.15	
142	4/14/2029	67,760.68	852.98	-	852.98	542.41	310.57	67,218.27	3,215.72	
143	5/14/2029	67,218.27	852.98	-	852.98	544.90	308.08	66,673.37	3,523.80	
144	6/14/2029	66,673.37	852.98	-	852.98	547.39	305.59	66,125.98	3,829.39	Year
					10,235.76	6,406.38	3,829.39	66,125.98	3,829.39	12
145	7/14/2029	66,125.98	852.98	-	852.98	549.90	303.08	65,576.07	303.08	
146	8/14/2029	65,576.07	852.98	-	852.98	552.42	300.56	65,023.65	603.63	
147	9/14/2029	65,023.65	852.98	-	852.98	554.96	298.03	64,468.69	901.66	
148	10/14/2029	64,468.69	852.98	-	852.98	557.50	295.48	63,911.20	1,197.14	
149	11/14/2029	63,911.20	852.98	-	852.98	560.05	292.93	63,351.14	1,490.07	
150	12/14/2029	63,351.14	852.98	-	852.98	562.62	290.36	62,788.52	1,780.43	
151	1/14/2030	62,788.52	852.98	-	852.98	565.20	287.78	62,223.32	2,068.21	
152	2/14/2030	62,223.32	852.98	-	852.98	567.79	285.19	61,655.53	2,353.40	
153	3/14/2030	61,655.53	852.98	-	852.98	570.39	282.59	61,085.14	2,635.99	
154	4/14/2030	61,085.14	852.98	-	852.98	573.01	279.97	60,512.13	2,915.96	
155	5/14/2030	60,512.13	852.98	-	852.98	575.63	277.35	59,936.50	3,193.31	
156	6/14/2030	59,936.50	852.98	-	852.98	578.27	274.71	59,358.23	3,468.02	Year
					10,235.76	6,767.75	3,468.02	59,358.23	3,468.02	13
157	7/14/2030	59,358.23	852.98	-	852.98	580.92	272.06	58,777.31	272.06	
158	8/14/2030	58,777.31	852.98	-	852.98	583.58	269.40	58,193.72	541.45	
159	9/14/2030	58,193.72	852.98	-	852.98	586.26	266.72	57,607.46	808.18	
160	10/14/2030	57,607.46	852.98	-	852.98	588.95	264.03	57,018.52	1,072.21	
161	11/14/2030	57,018.52	852.98	-	852.98	591.65	261.33	56,426.87	1,333.54	
162	12/14/2030	56,426.87	852.98	-	852.98	594.36	258.62	55,832.51	1,592.17	
163	1/14/2031	55,832.51	852.98	-	852.98	597.08	255.90	55,235.43	1,848.07	
164	2/14/2031	55,235.43	852.98	-	852.98	599.82	253.16	54,635.61	2,101.23	
165	3/14/2031	54,635.61	852.98	-	852.98	602.57	250.41	54,033.05	2,351.64	
166	4/14/2031	54,033.05	852.98	-	852.98	605.33	247.65	53,427.72	2,599.29	
167	5/14/2031	53,427.72	852.98	-	852.98	608.10	244.88	52,819.62	2,844.17	
168	6/14/2031	52,819.62	852.98	-	852.98	610.89	242.09	52,208.73	3,086.26	Year
					10,235.76	7,149.50	3,086.26	52,208.73	3,086.26	14
169	7/14/2031	52,208.73	852.98	-	852.98	613.69	239.29	51,595.04	239.29	
170	8/14/2031	51,595.04	852.98	-	852.98	616.50	236.48	50,978.53	475.77	
171	9/14/2031	50,978.53	852.98	-	852.98	619.33	233.65	50,359.20	709.42	
172	10/14/2031	50,359.20	852.98	-	852.98	622.17	230.81	49,737.04	940.23	
173	11/14/2031	49,737.04	852.98	-	852.98	625.02	227.96	49,112.02	1,168.19	
174	12/14/2031	49,112.02	852.98	-	852.98	627.88	225.10	48,484.13	1,393.29	
175	1/14/2032	48,484.13	852.98	-	852.98	630.76	222.22	47,853.37	1,615.51	
176	2/14/2032	47,853.37	852.98	-	852.98	633.65	219.33	47,219.72	1,834.84	
177	3/14/2032	47,219.72	852.98	-	852.98	636.56	216.42	46,583.16	2,051.26	
178	4/14/2032	46,583.16	852.98	-	852.98	639.47	213.51	45,943.69	2,264.77	
179	5/14/2032	45,943.69	852.98	-	852.98	642.41	210.58	45,301.28	2,475.34	
180	6/14/2032	45,301.28	852.98	-	852.98	645.35	207.63	44,655.94	2,682.97	Year
					10,235.76	7,552.79	2,682.97	44,655.94	2,682.97	15
181	7/14/2032	44,655.94	852.98	-	852.98	648.31	204.67	44,007.63	204.67	
182	8/14/2032	44,007.63	852.98	-	852.98	651.28	201.70	43,356.35	406.37	
183	9/14/2032	43,356.35	852.98	-	852.98	654.26	198.72	42,702.09	605.09	
184	10/14/2032	42,702.09	852.98	-	852.98	657.26	195.72	42,044.82	800.81	
185	11/14/2032	42,044.82	852.98	-	852.98	660.27	192.71	41,384.55	993.51	
186	12/14/2032	41,384.55	852.98	-	852.98	663.30	189.68	40,721.25	1,183.19	
187	1/14/2033	40,721.25	852.98	-	852.98	666.34	186.64	40,054.91	1,369.83	
188	2/14/2033	40,054.91	852.98	-	852.98	669.40	183.58	39,385.51	1,553.42	
189	3/14/2033	39,385.51	852.98	-	852.98	672.46	180.52	38,713.05	1,733.93	
190	4/14/2033	38,713.05	852.98	-	852.98	675.55	177.43	38,037.50	1,911.37	
191	5/14/2033	38,037.50	852.98	-	852.98	678.64	174.34	37,358.86	2,085.71	
192	6/14/2033	37,358.86	852.98	-	852.98	681.75	171.23	36,677.11	2,256.94	Year
					10,235.76	7,978.83	2,256.94	36,677.11	2,256.94	16

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest	Year
193	7/14/2033	36,677.11	852.98	-	852.98	684.88	168.10	35,992.23	168.10	
194	8/14/2033	35,992.23	852.98	-	852.98	688.02	164.96	35,304.22	333.07	
195	9/14/2033	35,304.22	852.98	-	852.98	691.17	161.81	34,613.05	494.88	
196	10/14/2033	34,613.05	852.98	-	852.98	694.34	158.64	33,918.71	653.52	
197	11/14/2033	33,918.71	852.98	-	852.98	697.52	155.46	33,221.19	808.98	
198	12/14/2033	33,221.19	852.98	-	852.98	700.72	152.26	32,520.47	961.25	
199	1/14/2034	32,520.47	852.98	-	852.98	703.93	149.05	31,816.55	1,110.30	
200	2/14/2034	31,816.55	852.98	-	852.98	707.15	145.83	31,109.39	1,256.12	
201	3/14/2034	31,109.39	852.98	-	852.98	710.40	142.58	30,399.00	1,398.71	
202	4/14/2034	30,399.00	852.98	-	852.98	713.65	139.33	29,685.34	1,538.04	
203	5/14/2034	29,685.34	852.98	-	852.98	716.92	136.06	28,968.42	1,674.10	
204	6/14/2034	28,968.42	852.98	-	852.98	720.21	132.77	28,248.21	1,806.87	
					10,235.76	8,428.90	1,806.87	28,248.21	1,806.87	Year 17
205	7/14/2034	28,248.21	852.98	-	852.98	723.51	129.47	27,524.70	129.47	
206	8/14/2034	27,524.70	852.98	-	852.98	726.83	126.15	26,797.88	255.63	
207	9/14/2034	26,797.88	852.98	-	852.98	730.16	122.82	26,067.72	378.45	
208	10/14/2034	26,067.72	852.98	-	852.98	733.50	119.48	25,334.22	497.93	
209	11/14/2034	25,334.22	852.98	-	852.98	736.87	116.12	24,597.35	614.04	
210	12/14/2034	24,597.35	852.98	-	852.98	740.24	112.74	23,857.11	726.78	
211	1/14/2035	23,857.11	852.98	-	852.98	743.64	109.35	23,113.48	836.12	
212	2/14/2035	23,113.48	852.98	-	852.98	747.04	105.94	22,366.43	942.06	
213	3/14/2035	22,366.43	852.98	-	852.98	750.47	102.51	21,615.96	1,044.57	
214	4/14/2035	21,615.96	852.98	-	852.98	753.91	99.07	20,862.06	1,143.65	
215	5/14/2035	20,862.06	852.98	-	852.98	757.36	95.62	20,104.70	1,239.27	
216	6/14/2035	20,104.70	852.98	-	852.98	760.83	92.15	19,343.86	1,331.41	
					10,235.76	8,904.35	1,331.41	19,343.86	1,331.41	Year 18
217	7/14/2035	19,343.86	852.98	-	852.98	764.32	88.66	18,579.54	88.66	
218	8/14/2035	18,579.54	852.98	-	852.98	767.82	85.16	17,811.72	173.82	
219	9/14/2035	17,811.72	852.98	-	852.98	771.34	81.64	17,040.37	255.45	
220	10/14/2035	17,040.37	852.98	-	852.98	774.88	78.10	16,265.49	333.55	
221	11/14/2035	16,265.49	852.98	-	852.98	778.43	74.55	15,487.06	408.10	
222	12/14/2035	15,487.06	852.98	-	852.98	782.00	70.98	14,705.07	479.09	
223	1/14/2036	14,705.07	852.98	-	852.98	785.58	67.40	13,919.48	546.49	
224	2/14/2036	13,919.48	852.98	-	852.98	789.18	63.80	13,130.30	610.28	
225	3/14/2036	13,130.30	852.98	-	852.98	792.80	60.18	12,337.50	670.46	
226	4/14/2036	12,337.50	852.98	-	852.98	796.43	56.55	11,541.07	727.01	
227	5/14/2036	11,541.07	852.98	-	852.98	800.08	52.90	10,740.99	779.91	
228	6/14/2036	10,740.99	852.98	-	852.98	803.75	49.23	9,937.23	829.14	
					10,235.76	9,406.63	829.14	9,937.23	829.14	Year 19
229	7/14/2036	9,937.23	852.98	-	852.98	807.43	45.55	9,129.80	45.55	
230	8/14/2036	9,129.80	852.98	-	852.98	811.14	41.84	8,318.66	87.39	
231	9/14/2036	8,318.66	852.98	-	852.98	814.85	38.13	7,503.81	125.52	
232	10/14/2036	7,503.81	852.98	-	852.98	818.59	34.39	6,685.22	159.91	
233	11/14/2036	6,685.22	852.98	-	852.98	822.34	30.64	5,862.88	190.55	
234	12/14/2036	5,862.88	852.98	-	852.98	826.11	26.87	5,036.78	217.42	
235	1/14/2037	5,036.78	852.98	-	852.98	829.90	23.09	4,206.88	240.51	
236	2/14/2037	4,206.88	852.98	-	852.98	833.70	19.28	3,373.18	259.79	
237	3/14/2037	3,373.18	852.98	-	852.98	837.52	15.46	2,535.66	275.25	
238	4/14/2037	2,535.66	852.98	-	852.98	841.36	11.62	1,694.30	286.87	
239	5/14/2037	1,694.30	852.98	-	852.98	845.21	7.77	849.09	294.64	
240	6/14/2037	849.09	852.98	-	849.09	845.20	3.89		298.53	
					10,231.87	9,933.34	298.53		298.53	Year 20

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	• Other need?- call	• Market analysis	• Business processes	• Tenants
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			• Contract review	• Operations
			• Other need?- call	• Maximizing returns
				• Other need?- call

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