



Mortgage Schedule
 Plaza 500
 15,000 Sq. Ft Office Building

Investor Pro
 Hold versus Sell Office Monthly

Original First Mortgage

Status: Pre-existing Mortgage or financing
 Amount: \$ 2,623,720 (Outstanding Balance of pre-existing mortgage on analysis start date)
 Type: Standard Mortgage
 Analysis Start Date: January Year 1
 Payment Frequency: Monthly
 Payment Rounded: Up to Nearest Cent
 Compounding Frequency: Semi-annually
 Interest Rate: Fixed
 Additional Payment or Borrowing: No

| Term | Start Date of (Balloon) Term | Time Period | | Nominal Annual Interest Rate | Amortization | |
|------|------------------------------|-------------|--------|------------------------------|--------------|--------|
| | | Years | Months | | Years | Months |
| 1 | Year 1 Jan | 18 | 0 | 7.500 % | 18 | 0 |

| | Outstanding Balance | End of Year Accrued Interest | Mortgage Payout |
|---|---------------------|------------------------------|-----------------|
| Payout at end of Analysis Period: Dec Year 10 | \$ 1,590,542.34 | - | \$ 1,590,542.34 |
| Payout at end of last Term: Dec Year 18 | - | - | - |

| Time Period | Payment | Interest Payment | Principal Payment | Additional Payment or (Borrowing) | Outstanding Balance |
|-------------------------|------------|------------------|-------------------|-----------------------------------|---------------------|
| Year 1 Jan-Year 1 Dec | 263,896.08 | 191,349.95 | 72,546.13 | - | 2,551,173.87 |
| Year 2 Jan-Year 2 Dec | 263,896.08 | 185,806.97 | 78,089.11 | - | 2,473,084.76 |
| Year 3 Jan-Year 3 Dec | 263,896.08 | 179,840.47 | 84,055.61 | - | 2,389,029.15 |
| Year 4 Jan-Year 4 Dec | 263,896.08 | 173,418.09 | 90,477.99 | - | 2,298,551.16 |
| Year 5 Jan-Year 5 Dec | 263,896.08 | 166,504.99 | 97,391.09 | - | 2,201,160.07 |
| Year 6 Jan-Year 6 Dec | 263,896.08 | 159,063.70 | 104,832.38 | - | 2,096,327.69 |
| Year 7 Jan-Year 7 Dec | 263,896.08 | 151,053.87 | 112,842.21 | - | 1,983,485.48 |
| Year 8 Jan-Year 8 Dec | 263,896.08 | 142,432.01 | 121,464.07 | - | 1,862,021.41 |
| Year 9 Jan-Year 9 Dec | 263,896.08 | 133,151.41 | 130,744.67 | - | 1,731,276.74 |
| Year 10 Jan-Year 10 Dec | 263,896.08 | 123,161.68 | 140,734.40 | - | 1,590,542.34 |
| Year 11 Jan-Year 11 Dec | 263,896.08 | 112,408.69 | 151,487.39 | - | 1,439,054.95 |
| Year 12 Jan-Year 12 Dec | 263,896.08 | 100,834.12 | 163,061.96 | - | 1,275,992.99 |
| Year 13 Jan-Year 13 Dec | 263,896.08 | 88,375.19 | 175,520.89 | - | 1,100,472.10 |



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| Time Period | Payment | Interest Payment | Principal Payment | Additional Payment or (Borrowing) | Outstanding Balance |
|-------------------------|---------------------|---------------------|---------------------|-----------------------------------|---------------------|
| Year 14 Jan-Year 14 Dec | 263,896.08 | 74,964.27 | 188,931.81 | - | 911,540.29 |
| Year 15 Jan-Year 15 Dec | 263,896.08 | 60,528.72 | 203,367.36 | - | 708,172.93 |
| Year 16 Jan-Year 16 Dec | 263,896.08 | 44,990.17 | 218,905.91 | - | 489,267.02 |
| Year 17 Jan-Year 17 Dec | 263,896.08 | 28,264.39 | 235,631.69 | - | 253,635.33 |
| Year 18 Jan-Year 18 Dec | 263,895.98 | 10,260.65 | 253,635.33 | - | - |
| | 4,750,129.34 | 2,126,409.34 | 2,623,720.00 | - | |