



Development Analysis. Units

Note

For information on Revenue, Expenses and Vacancy inputs and projections see the Revenue, Expense and Vacancy projection description reports.

Project Information

Analysis Period 2 years
Starting date January Year 1

Building Area 22,000 Sq. Ft.
No. of Units 20

Land Area 22,750 Sq. Ft
Frontage 175 Ft

Investor Information

Desired Return on Investment (Discount Rate)
 Before Tax: 17.00%

Short Term Reinvestment Rates
 Before Tax: 2.500%

Short Term Financing Rates
 Before Tax: 8.000%

Investment information

Total Invested in Year 1 is \$ 1,200,000

	<u>Date</u>	<u>Amount</u>
Land	Jan, Year 1	\$ 1,200,000

Financing

Land Loan
Starts: January Year 1
Type: Interest Only Payment
Amount: \$ 600,000



Input Data Summary
 Arcadia Place
 Condominium Project

March 24, 2008
 Investor Pro
 Development Condominium

Interest Rate: Fixed
 Payment Frequency: Monthly
 Compounding Frequency: Monthly
 Addit. Payments/Borrowing: No
 Rounding: Up to Nearest Cent
 No of Terms: 1

Term	Time Period	Nominal Annual Interest Rate
1	1 yrs & 1 mos	8.000%

Construction Loan

Starts: January Year 1
 Type: Construction Loan. Interest Only Payment
 Amount: -
 Interest Rate: Fixed
 Payment Frequency: Monthly
 Compounding Frequency: Monthly
 Addit. Payments/Borrowing: Yes
 Rounding: Up to Nearest Cent
 No of Terms: 1

Term	Time Period	Nominal Annual Interest Rate
1	1 yrs & 2 mos	7.500%