FINANCIAL SUMMARY FOR PROPERTY TABLE

Type of Income and Expenditure	① 5209 Nocona Lane	② 5213 Mirror Lake
SFR Description	4-2-2 / 1,890 / 1986	3-2-2 / 1,490 / 2005
Purchase (Date)	15 February 2013	22 May 2013
Purchase Price	**$ 86,500**	**$ 90,000**
Market Value - 2nd Appraisal (Date)	113,000 (10 April, 2013)	$ 123,000 (July, 2013 – No Appraisal)
Rehab – Total:	**$ 14,106.57**	**$ 12,825.34**
GC (Finishing Touches)	$ 11,886.57	$ 10,157.54
Foundation	(included in GC cost – Landscape)	$ 1,460
Roof	$ 1,959	(included in GC cost)
HVAC	(included in GC cost)	$ 586.70
Landscape	(included in GC cost)	$ 621.10
Other (specify)	Fence: $ 270	
Utilities during Rehab – Total:	$ 209.15	$ 181.84
Rent Income	**$ 1250**	**$ 1100**
Cash flow (after Mnt fee): Month/Annual	$ 489.30/ $ 5,871.60	$ 257.29/ $ 3,087.48
Unrealized Capital Gain	$ 12,393.43	$ 20,174.66
Return on Capital Gain	51.59 %	135.79 %
Cash-on-cash Return	24.44 %	20.78 %

FORMULAS:

Unrealized Capital Gain = Market Value no foreclosures – (Purchase Price + Repairs/Make-ready)

Annual Cash flow = Monthly Cash flow × 12

$$\textit{Return on Capital Gain} = \frac{\text{Unrealized Capital Gain}}{\text{Cash Out of Pocket}}$$

$$\textit{Cash-on-cash Return} = \frac{\text{Annual Cash flow}}{\text{Cash out of Pocket}}$$

Capital Gain is different than Equity. *Capital Gain* is the difference between what was paid for the asset (the basis) and what was received when it was sold (amount realized). *Capital Gain Taxes* are derived from the Capital Gain, not the Equity.