

Investment Property Analysis (Pro Forma)

Investment Yield

For purposes of this Real Estate Investment Property Analysis (Pro Forma) worksheet, the percentage (%) yields are determined using *the initial cash down payment* amount.

Data taken from Income Statement Form

Initial Down Payment (1st Year)

	<u>Amount</u>	<u>Percentage %</u> **
Cash Flow (From Operations)		%
Tax Benefit***		
Depreciation _____		
× Investors Tax Rate _____ %		%
Amortization of Mortgage		
Principal Portion Paid		%
Total Yield		%

** Percentage calculated by using Down Payment as denominator (Bottom)

*** Tax Benefit based on Depreciation deduction which will be subject to recapture upon disposition of Property

Note: The Analysis and Investment Yield Workpapers do not use present value analysis nor do they consider holding a property for ultimate disposition which requires a new set of analytical tools, e.g. depreciation recapture and appreciation of the property value, among other elements. *Always use a Professional for Accounting, Tax and Legal Services.*

To purchase an Excel Version of this Worksheet, please visit our website: www.PFPGroupUSA.com

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The Professional Staff at the PFP Group will provide a completed schedule if you will provide the financial data, including revenues and rental income, vacancy percentage and operating expenses.

Amortization schedules may be found online by searching for amortization calculators/schedules.

If you prefer we will obtain the amortization data if you will provide the amount to be financed and the term of the mortgage loans; the interest rate used will be a current rate reflecting market conditions and the amount of the down payment. More than one mortgage may be included.

Depreciation will be at straight-line unless you indicate that an accelerated method should be used.

Salvage Value will not be considered unless you so advise.

Our fee for this service is Forty-Nine Dollars (\$49.00); the completed schedule will be mailed to your e-mail address. Variations - by you - of the figures will require new calculations and will be subject to an additional service fee (\$49.00). For this service, please email us at Info@PFPGroupUSA.com and we will send you a secure payment site where you may pay The Paolillo Financial Planning Group, *A Division of Milkcase Gang Productions, LLC*, via credit card or PayPal.

Services provided by The PFP Group are described throughout the website : www.PFPGroupUSA.com.

Specific questions can be sent to us regarding any and all services. Your inquiry will receive our immediate attention and a prompt reply.



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