

1 **The Multi-Family Real Estate Investment Planner**

2																	
3		<b>Global Inputs</b>															
4		Inflation rate		3.00%													
5		Vacancy rate		5.00%													
6																	
7		<b>Purchase Inputs</b>															
8		Purchase price		\$ 625,000.00													
9		Down payment		\$ 125,000.00													
10		Depreciable basis		\$ 500,000.00													
11		Closing costs		\$ 5,000.00													
12																	
13		<b>Loan costs and cash flows</b>															
14		Loan fee		\$ 10,000.00													
15		Loan amount		\$ 500,000.00													
16		Loan interest rate		5.250%													
17		Loan term		240													
18																	
19		<b>Taxation Inputs</b>															
20		Marginal tax rate		25.00%													
21		Cap gain rate		15.00%													
22																	
23		<b>Sales Exit Inputs</b>															
24		Exit cap rate		8.00%													
25		Exit selling costs		5.00%													
26																	
27		<b>NPV Calculation Inputs</b>															
28		Pretax discount rate		12.00%													
29		Aftertax discount rate		9.00%													
30																	
31		<b>Monthly loan payment</b>		\$ (3,369.22)													
32																	

Cells in highlighted green represent inputs that you provide, while cells highlighted in gray represent calculations that shouldn't be altered.

Don't miss the loan amortization schedule on the

33	<b>Part I - Forecast of Operating Income, Operating Expenses, and Operating Cash Flows</b>																
34																	
35		Operating Income															
36		Rental Income	Monthly	Units	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11		
37		Studios	\$ 625.00	2	\$ 15,000.00	\$ 15,450.00	\$ 15,913.50	\$ 16,390.91	\$ 16,882.63	\$ 17,389.11	\$ 17,910.78	\$ 18,448.11	\$ 19,001.55	\$ 19,571.60	\$ 20,158.75		