

RETURN ON INVESTMENT ANALYSIS

Price	\$2,250,000	\$2,250,000
Cash	\$ 562,500	1,000,000
Loan	\$1,687,500	1,250,000
Debt Service & Principal Reduction	127,980 (6.5%) 18,293	87,216 (6.5%) 22,216
After Tax Debt S.	76,788*	52,329*
Income NNN 2003	171,372	171,372
Cash Flow 2003	43,392 (7.71%)	84,156 (8.41%)
Income NNN 2008	184,224	184,224
Cash Flow 2008	56,244 (9.99%)	97,008 (9.70%)
Depreciation (31 yr)	55,171 (9.8%)	55,171 (5.51%)
Appreciation (3.5%)	78,750 (14%)	78,750 (7.87%)
Interest tax benefit	51,192 (9.1%)	34,886 (3.48%)

*40% tax bracket

All information contained herein is believed to be accurate but is not warranted