



Investment Report

Street # Name: Sample

APN: Sample

Agent/Broker: David De Vries, Broker's Lic. # 01893653

Date: Sample

This report is an estimate of your investment. The 1000s2u representative enters in the property address, valuation or sales price, estimated rehabilitation costs, and loan details into the Finest Expert website at www.FinestExpert.com. The remaining fields are estimated by Finest Expert.

"FinestExpert.com integrates the latest investment inventory data with truly revolutionary financial analysis software to create a one-stop tool for making important investment decisions. The FE-Score™ provided for each property takes literally thousands of investment factors, analyzes and weighs each of them for relative importance, and produces a single number indicating projected investment quality. The higher the FE-Score, the better the opportunity. FinestExpert.com is not a real estate brokerage and does not list property, but instead derives all listing data from open sources." (selected quotes at www.FinestExpert.com)

Finest Expert provides comparable listings in the area to estimate the market sales value of the investment and provides comparable rents in the area to estimate income. Finest Expert compares the potential income if the property was rented minus vacancies and subtracts costs (mortgage, taxes, insurance, association dues, maintenance, and management expenses). This analysis determines a before and after tax annual cash flow to estimate your annual profit and/or loss on your investment assuming the investment is rented and not owner occupied. This information is used for speculative purposes only and cannot be relied upon. Profits and losses will vary for every investment due to a myriad of factors. Cash flow investments are generally worse in southern California compared to other areas of the country because of the higher demand.

PLEASE SEE ATTACHED INVESTMENT REPORT PROVIDED BY FINEST EXPERT (Pages 2-3)



Single Family House ▾
 beds bath sqft
 4 ▾ 2.5 1997 [apply](#) [cancel](#)
 Ask Price: \$499,900
 Est Value: \$523,100 \$262/sf
 Discount: 4.43%
 Est Rent: \$2425/mo
 Cash Flow: -\$859/mo
 Cash/Cash Return: -13.39%

FE-Score
228
 Today

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Assessed Property Value

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Annual Property Operating Data

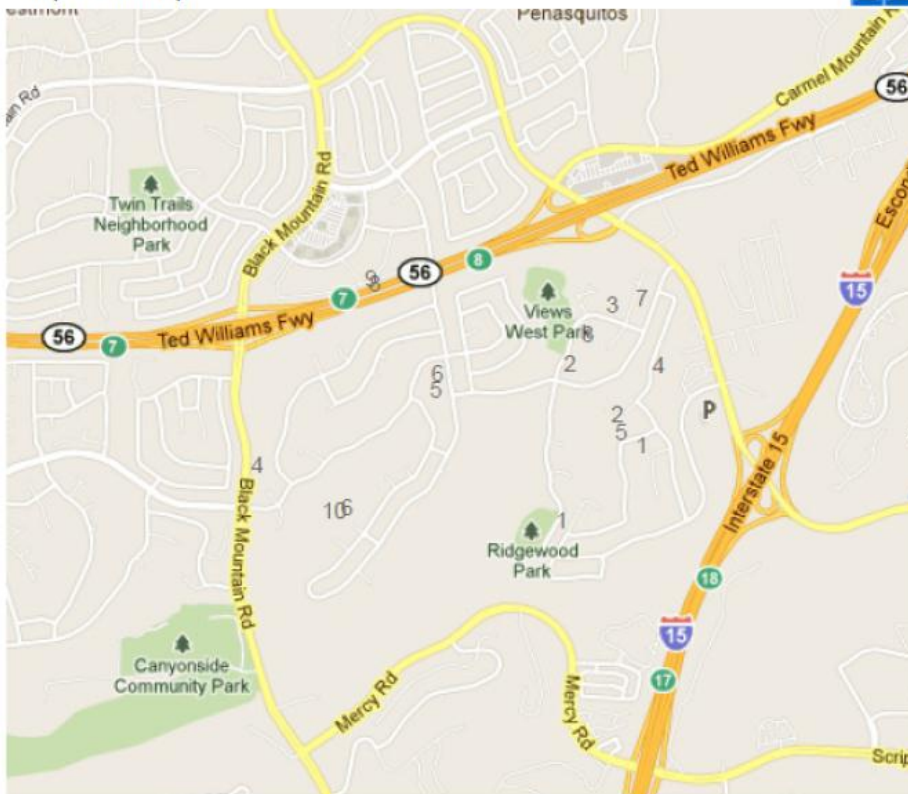
Investment Information

Purchase Price	<input type="text" value="499900"/> \$	\$499,900
Closing Costs	<input type="text" value="2.5"/> %	\$12,497
Downpayment	<input type="text" value="10"/> %	\$49,990
Loan Amount		\$449,910
Extra Loan Fees	<input type="text" value="1"/> %	\$4,499
Property Rehab Costs	<input type="text" value="10000"/> \$	\$10,000
Total Amount Invested		\$76,986
Financing Terms		
Loan Interest Rate	<input type="text" value="4.25"/> %	
Annual Loan Payment	<input type="text" value="30"/> yrs	-\$26,559
Tax Situation		
Building Value	<input type="text" value="65"/> %	\$324,935
Tax bracket	<input type="text" value="28"/> %	
Appreciation		
Appreciation rate	<input type="text" value="1"/> %	\$4,999
Effective Rate of Return		8.06%

Annual Property Operating Data

Gross Scheduled Income	<input type="text" value="2425"/> /mo	\$29,100
Vacancy	<input type="text" value="8"/> %	-\$2,328
Other Income	<input type="text" value="0"/> /mo	\$0
Effective Scheduled Income		\$26,772
Expenses		
Taxes	<input type="text" value=""/> %	\$3,700
Insurance	<input type="text" value=""/> %	\$1,150
Association Dues (HOA)	<input type="text" value="0"/> /mo	\$0
Maintenance	<input type="text" value=""/> %	\$2,995
Management	<input type="text" value="10"/> %	\$2,677
Total Operating Expenses		\$10,522
Net Operating Income		\$16,250
Returns on Investment		
Before Tax (Year 1)		
Cash Flow		-\$10,309
Cash on Cash Return		-13.39%
After Tax (Year 1)		
Cash Flow		-\$6,375
Cash on Cash Return		-8.27%

Comparables Map



Median Price SFH 4Bd



\$Price / SF SFH 4Bd



For Sale Inventory SFH 4Bd





Map data ©2011 Google -

Active Comparables - Estimated Value \$523,100 (range: \$375,000 - \$675,000)

#	Price	Type/beds/bath/sqft	Address	Last seen
1	\$579,000	SFH 4 br/2.5 ba 2,281 sqft	12688 Mengibar Ave, San Diego CA, 92129	9/9/2
2	\$479,900	SFH 4 br/ 1,997 sqft	12767 Lane Tortola, San Diego CA, 92129	9/9/2
3	\$598,500	SFH 4 br/3 ba 2,292 sqft	12830 Calle DE Las Rosas, San Diego CA, 92129	9/9/2
4	\$499,900	SFH 4 br/3 ba 2,266 sqft	12837 Cijon St, San Diego CA, 92129	7/27/2
5	\$645,000	SFH 4 br/ 2,337 sqft	12741 Kestrel St, San Diego CA, 92129	8/24/2
6	\$635,000	SFH 4 br/3 ba 2,457 sqft	12765 Kestrel St, San Diego CA, 92129	9/9/2
7	\$375,000	SFH 4 br/2 ba 1,188 sqft	12979 Calle DE Las Rosas, San Diego CA, 92129	7/27/2
8	\$454,900	SFH 4 br/2.5 ba 1,876 sqft	9528 Pipilo St, San Diego CA, 92129	8/21/2
9	\$488,000	SFH 4 br/3 ba 1,979 sqft	9504 Pipilo St, San Diego CA, 92129	9/9/2
10	\$675,000	SFH 4 br/3 ba 2,457 sqft	12478 Kestrel St, San Diego CA, 92129	9/9/2

Rent Comparables - Estimated Rent \$2,425 (range: \$2,300 - \$2,700)

#	Rent	Type/beds/bath/sqft	Address	Last seen
1	\$2,395	SFH 4 br/2.5 ba 2,100 sqft	9557 Paseo Montril, San Diego CA, 92129	7/19/2011
2	\$2,450	SFH 4 br/2.5 ba	12754 Benavente Way, San Diego CA, 92129	6/13/2011
3	\$2,300	SFH 4 br/2 ba	12939 Via Del Valedor, San Diego CA, 92129	9/9/2011
4	\$2,700	SFH 4 br/3 ba 2,351 sqft	9218 Adolphia, San Diego CA, 92129	7/19/2011
5	\$2,400	SFH 4 br/2.5 ba 2,200 sqft	Benavente Way, San Diego CA, 92129	6/16/2011
6	\$2,525	SFH 4 br/2.5 ba 2,137 sqft	Kestrel St & Parus Point, San Diego CA, 92129	6/16/2011

Price vs Inventory SFH 4Bd



Median Rent SFH 4Bd

