



## Return on Equity Analysis (Refinance & Acquisition)

Subject Property	Refinance Scenario #1 (Rate & Term)	Refinance Scenario #2 (Max Cash Out)	Refinance/Acquisition Property #2 Acquisition	Combined Assets
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**Property Address** \_\_\_\_\_

**City, State** \_\_\_\_\_

Estimated Value (Real Estate Asset)					
Existing Financing / Loan Amount					
Cap Rate					
Loan to Value %					
<b>Equity / Cash Down payment</b>					
Closing Costs / Rehab					
Toal Equity / Capital Investment					
% LTV Equity / % Total Capital					
Interest Rate					
Amortization					
Net Operating Income					
Debt Service					
Pre-Tax Cash Flow					
(a) % ROE (cash on cash return)					

*Principal Reduction*

*(b) % ROE (Principal Reduction)*

*Total ROE (a + b)*

*% Appreciation*

*Annual Appreciation*

Subject Property: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Refinance Scenario #1 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Refinance Scenario #2 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Refinance / Acquisition \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

All appreciation estimates are only estimates based on 5 to 10 year holding period averages, based on historical and traditional real estate economics.