



**RINOINVEST**  
EDUCATION

## CYCLICAL MARKET - LOS ANGELES, CA

Short-term investors. Supplemental income investors. Usually demonstrate a 5 to 10 year time horizon. Exit strategy is consistent with cashout and move on. Tend to be highly diversified and investing in other asset classes, usually securities. Recommend linear markets for high appreciation potential. Risk aversion is LOW.

Market Value		\$1,000,000.00
Contribution by Entity	Investor	RINO
Contribution Percentage	65%	35%
Down Payment	\$162,500.00	\$87,500.00
Closing Costs	\$32,500.00	\$17,500.00
<b>Initial Cash Invested</b>	<b>\$195,000.00</b>	<b>\$105,000.00</b>

Income	Monthly	Annually
Gross Rent	\$10,000.00	\$120,000.00
Vacancy Losses	\$400.00	\$6,000.00
<b>Operating Income</b>	<b>\$9,600.00</b>	<b>\$114,000.00</b>

Expenses	Monthly	Annually
Property Taxes	\$1,666.67	\$20,000.00
Insurance	\$1,666.67	\$20,000.00
Management Fee	\$1,000.00	\$12,000.00
Maintenance	\$400.00	\$4,800.00
CapEx	\$400.00	\$4,800.00
<b>Operating Expenses</b>	<b>\$5,133.33</b>	<b>\$61,600.00</b>

Net Performance	Monthly	Annually
Net Operating Income	\$4,466.67	\$53,600.00
Mortgage	\$3,580.61	\$42,967.38
<b>(I) Cashflow</b>	<b>\$886.05</b>	<b>\$10,632.62</b>
<b>(D) Tax Savings</b>	<b>\$2,424.24</b>	<b>\$29,090.91</b>
<b>(E) Principal Reduction</b>	<b>\$1,080.61</b>	<b>\$12,967.38</b>
<b>(A) Appreciation</b>	<b>\$2,500.00</b>	<b>\$30,000.00</b>
<b>GEI w/Tax Savings</b>	<b>\$6,890.91</b>	<b>\$82,690.91</b>

Mortgage Information	
Loan to Value (LTV)	75%
Loan Amount	\$750,000.00
Monthly Payment	\$3,580.61
Interest Rate	4%

JV Financial Indicators	Year-1
Debt Service Coverage Ratio	1.45
CAP Rate	5.4%
Cash on Cash	3.5%
Total Return on Investment	27.6%

JV Financial Indicators	Year-10
Debt Service Coverage Ratio	1.89
CAP Rate	9.4%
Cash on Cash	13.1%
Total Return on Investment	41.8%

Cumulative Returns	10-Years	
	Investor	Partner
Equity Distribution	15%	85%
Income Distribution	100%	0%
CoC Return	124.8%	0.0%
Total Return	365.3%	960.6%

Average Returns		10-Years
CoC Return	12.5%	0.0%
Total Return	36.5%	79.1%