

Real Estate Investment Guide

Your Address Here!, Your Town, IL



Home Buyer

Your Name Here (Sample Report)
Investor's Primary residence

Finance presentation by

David Bernat
Professional Mortgage Partners
524 W. State St., Suite C
Geneva, IL 60134
www.DavidBernatCRMS.com
(630) 485-2205

Investment Analysis

David Bernat, Professional Mortgage Partners, 524 W. State St., Suite C, Geneva, IL 60134, phone (630) 485-2205

Your Name Here (Sample Report)

Your Address Here!

Your Town, IL

Loan Information		Annual Rates (assumptions):	
Program	30 Year Fixed	Real Estate Appreciation	3%
Sales Price	\$225,000	Inflation	2%
Rate	7.000% (7.020 APR)	Incremental Tax Rate	28%
Points	0	Capital Gains Tax Rate	28%
Loan Amount	\$180,000	Cost to Sell Property	4%
Loan-To-Value	80.00%		

Initial Monthly Payment		Cash Required to Close	
Principal & Interest	\$1,198	Down Payment	\$45,000
Property Tax	267	Closing Costs	1,725
Hazard Insurance	45	Prepaid & Escrow	73
Total	\$1,509	Total Cash Required	\$46,798
		Cash Reserves Required	\$3,018

First Year Average Cash Flow	
Monthly Payment Cost	\$-1,509
Rental Income	1,795
Maintenance	-50
Tax Benefits	34
Monthly Cash Flow	\$270
Equity Gain	608
Monthly Economic Gain	\$878

Investment Forecast	Year 1	Year 10	Year 30
Initial Investment	\$42,725		
Monthly Cash Flow	\$270	\$606	\$1,603
Net Return on Investment	\$4,067	\$86,978	\$411,636
Net (after-tax) Rate of Return	11.634%	16.999%	15.804%
Breakeven in 1 year			

Payments shown above are in "then-year" dollars. Net returns are shown in "current-year" dollars. For more details on this calculation, please contact David Bernat.

Investment Analysis

David Bernat, Professional Mortgage Partners, 524 W. State St., Suite C, Geneva, IL 60134, phone (630) 485-2205

Your Name Here (Sample Report)

Your Address Here!

Your Town, IL

Loan Information		Annual Rates (assumptions):	
Program	3/1 ARM	Real Estate Appreciation	3%
Sales Price	\$225,000	Inflation	2%
Rate	6.375% (6.772 APR)	Incremental Tax Rate	28%
Points	0	Capital Gains Tax Rate	28%
Loan Amount	\$180,000	Cost to Sell Property	4%
Loan-To-Value	80.00%		

Initial Monthly Payment		Cash Required to Close	
Principal & Interest	\$1,123	Down Payment	\$45,000
Property Tax	267	Closing Costs	1,725
Hazard Insurance	45	Prepaid & Escrow	-20
Total	\$1,435	Total Cash Required	\$46,705
		Cash Reserves Required	\$2,869

First Year Average Cash Flow	
Monthly Payment Cost	\$-1,435
Rental Income	1,795
Maintenance	-50
Tax Benefits	8
Monthly Cash Flow	\$319
Equity Gain	627
Monthly Economic Gain	\$946

Investment Forecast	Year 1	Year 10	Year 30
Initial Investment	\$42,632		
Monthly Cash Flow	\$319	\$618	\$1,621
Net Return on Investment	\$4,962	\$90,376	\$416,448
Net (after-tax) Rate of Return	13.782%	17.706%	16.246%

Breakeven in 1 year

Payments shown above are in "then-year" dollars. Net returns are shown in "current-year" dollars. For more details on this calculation, please contact David Bernat.



Investment Analysis

David Bernat, Professional Mortgage Partners, 524 W. State St., Suite C, Geneva, IL 60134, phone (630) 485-2205

Your Name Here (Sample Report)

Your Address Here!

Your Town, IL

Loan Information		Annual Rates (assumptions):	
Program	5/1 ARM	Real Estate Appreciation	3%
Sales Price	\$225,000	Inflation	2%
Rate	6.625% (6.801 APR)	Incremental Tax Rate	28%
Points	0	Capital Gains Tax Rate	28%
Loan Amount	\$180,000	Cost to Sell Property	4%
Loan-To-Value	80.00%		

Initial Monthly Payment		Cash Required to Close	
Principal & Interest	\$1,153	Down Payment	\$45,000
Property Tax	267	Closing Costs	1,725
Hazard Insurance	45	Prepaid & Escrow	17
Total	\$1,464	<u>Paid Outside Closing</u>	<u>-350</u>
		Total Cash Required	\$46,392
		Cash Reserves Required	\$2,928

First Year Average Cash Flow	
Monthly Payment Cost	\$-1,464
Rental Income	1,795
Maintenance	-50
<u>Tax Benefits</u>	<u>19</u>
Monthly Cash Flow	\$299
<u>Equity Gain</u>	<u>619</u>
Monthly Economic Gain	\$919

Investment Forecast	<u>Year 1</u>	<u>Year 10</u>	<u>Year 30</u>
Initial Investment	\$42,319		
Monthly Cash Flow	\$299	\$617	\$1,620
Net Return on Investment	\$4,954	\$90,335	\$416,388
Net (after-tax) Rate of Return	13.856%	17.704%	16.247%
Breakeven in 1 year			

Payments shown above are in "then-year" dollars. Net returns are shown in "current-year" dollars. For more details on this calculation, please contact David Bernat.

Investment Analysis

explanation of calculation

The attached *Investment Analysis* is intended to show the true financial value of home ownership for a proposed property investment. Since the calculations and rationale are somewhat complex, this sheet is included with the *Analysis* printout, to explain the information presented in each section.

Loan Information

Shows the details of the mortgage financing upon which the analysis calculations are based.

Annual Rates

These are the assumptions upon which the Analysis is based. The first rate, "Real Estate Appreciation," is used in the calculations to estimate the increases that will occur, over time, to home values, rent costs, property taxes, and homeowner's insurance costs. The next figure, for "Inflation", is used to relate figures for money in different years. The effect of inflation is often neglected in financial calculations, but it is vital for long term considerations and is included in our calculations. Next, the "Incremental Tax Rate", also known as a "tax bracket," is used to estimate the tax effects you will realize from net annual profit/loss, including rental income, payments, depreciation, and maintenance. For tax purposes, depreciation is calculated using a straight-line method over 27.5 years, applied to the value of the structure, estimated at 75% of the total property value (the land itself cannot be depreciated). The "Capital Gains Tax Rate" is applied when you sell the property to your net gains, plus any value that was previously depreciated. Finally, the "Cost to Sell Property" represents the one-time cost you will incur when you sell the property. This cost comes from real estate agent commissions as well as any closing costs that you might pay as the seller.

Initial Monthly Payment

Breaks out the payments you will make in the first month after you purchase your property.

Cash Required to Close

Describes the Down Payment, Closing Costs, and Prepaid & Escrow fees which you would pay at closing. This represents your total cash investment in your property.

First Year Average Cash Flow

Presents your investment from the point of view of cash flow and value during the first year. First, your "Monthly Payment Cost" is presented as a negative number, representing average amount you will pay during the first year. Next, "Rental Income" figure accounts for the rent you will receive each month assuming no vacancies. Then, your "Maintenance" costs for property maintenance are included. The "Tax" figure represents the tax impact of your business income and expenses from the property, as well as depreciation. The sum of all of these figures is your after-tax "Monthly Cash Flow".

The remaining numbers deal with the *investment value* of your property. Every year,

the value of the home may be expected to increase. Also, part of each monthly payment is applied to the principal value of your loan. Adding the monthly appreciation and principal payment gives the amount by which your *equity* in your property increases. This increase is shown as "Equity Gain". Adding this figure to your "Monthly Cash Flow" gives your net "Monthly Economic Gain," which is the amount by which your personal wealth will increase every month of the first year while you own the property.

Investment Forecast

Provides short- and long-term results of your investment, using the assumptions in the previous section. Three columns, representing years 1, 10, and 30, allow you to analyze the changing nature of your investment across the years. The first row gives the "Initial Investment" that you will be making to acquire the property. This investment is equal to your total cash outlay for closing costs and prepaid escrows, minus the value of your immediate tax deduction and the rental deposit you may expect from your renters. The second row shows your after-tax "Monthly Cash Flow", in actual, inflated, *then-year* dollars. A negative amount represents cost to you; a positive amount is income. The third row shows your "Net Return on Investment", assuming you sell the property after that number of years. This will usually be a negative number for Year 1, reflecting the costs of buying and selling real estate. In the last two columns, this figure is expressed in current 2006 dollars, adjusting for inflation. It is essential to use such figures for investments, as otherwise the effect of inflation will exaggerate the returns. The last row gives "Net After Tax (Internal) Rate of Return" (IRR) for the investment, based upon all cash flows in and out, again assuming that the house is sold at the end of the year at the top of that column. The after-tax nature of this number is important to compare with alternative investments, you should look at their rates of return *after* taxes have been paid. The last piece of information is the "breakeven" period. This is simply the point at which your net return on the property becomes positive. It is also the point when the Net Rate of Return becomes greater than inflation.

If you wish, you may also request a *Annual Investment Analysis*, which will allow you to see these cash flow and investment return figures for each year of your loan.

The "Vacancy Rate" reduces your expected monthly rental fee, to account for periods in which you may be searching for a rentor.

Good Faith Estimate

Prep. By:	David Bernat	Program:	30 Year Fixed
Of:	Professional Mortgage Partners	At a note rate of:	7.000%
	524 W. State St., Suite C	Points:	0
	Geneva, IL 60134	Sales Price:	\$225,000
	www.DavidBernatCRMS.com	Loan Amount:	\$180,000
Borrower:	Your Name Here (Sample Report)	Base Loan Amt.:	\$180,000
Property:	Your Address Here!	Down Payment:	\$45,000
	Your Town, IL	Loan-To-Value:	80.00%

These estimates are provided pursuant to the Real Estate Settlement Procedures Act of 1974, as amended (RESPA). The fees listed are estimates; the actual charges, rates, and points may be more or less. Additional information can be found in the HUD special information booklet, which is to be provided to you by your mortgage broker or lender. The undersigned acknowledges receipt of the booklet "settlement costs," and if applicable, the consumer handbook on ARM mortgages.

Estimated Closing Costs		Monthly Payments	
-	Processing Fee		\$1,198
-	Title Insurance		267
-	Underwriting Fee		45
Total Closing Costs		Total Monthly Payment	\$1,509
Prepaid Closing Costs and Escrows		Cash at Closing	
901	30 Days Prepaid Interest	Down Payment	\$45,000
1001	-8 Months Property Tax	Closing Costs	1,725
-	4 Months Property Tax	Prepaid & Escrow	73
-	2 Months Hazard Insurance	Total Cash Required	\$46,798
Total Prepays & Esc.		Cash Reserves Required	\$3,018

I/we acknowledge receiving a copy of the above information.

Lender: _____ Applicant: _____ Date: _____
 Applicant: _____ Date: _____



Good Faith Estimate

Prep. By:	David Bernat	Program:	3/1 ARM
Of:	Professional Mortgage Partners	At a note rate of:	6.375%
	524 W. State St., Suite C	Points:	0
	Geneva, IL 60134	Sales Price:	\$225,000
	www.DavidBernatCRMS.com	Loan Amount:	\$180,000
Borrower:	Your Name Here (Sample Report)	Base Loan Amt.:	\$180,000
Property:	Your Address Here!	Down Payment:	\$45,000
	Your Town, IL	Loan-To-Value:	80.00%

These estimates are provided pursuant to the Real Estate Settlement Procedures Act of 1974, as amended (RESPA). The fees listed are estimates; the actual charges, rates, and points may be more or less. Additional information can be found in the HUD special information booklet, which is to be provided to you by your mortgage broker or lender. The undersigned acknowledges receipt of the booklet "settlement costs," and if applicable, the consumer handbook on ARM mortgages.

Estimated Closing Costs		Monthly Payments	
-	Processing Fee		\$1,123
-	Title Insurance		267
-	Underwriting Fee		45
Total Closing Costs		Total Monthly Payment	\$1,435
Prepaid Closing Costs and Escrows		Cash at Closing	
901	30 Days Prepaid Interest	Down Payment	\$45,000
1001	-8 Months Property Tax	Closing Costs	1,725
-	4 Months Property Tax	Prepaid & Escrow	-20
-	2 Months Hazard Insurance	Total Cash Required	\$46,705
Total Prepays & Esc.		Cash Reserves Required	\$2,869
	\$-20		

I/we acknowledge receiving a copy of the above information.

Lender: _____ Applicant: _____ Date: _____

Applicant: _____ Date: _____



Good Faith Estimate

Prep. By:	David Bernat	Program:	5/1 ARM
Of:	Professional Mortgage Partners	At a note rate of:	6.625%
	524 W. State St., Suite C	Points:	0
	Geneva, IL 60134	Sales Price:	\$225,000
	www.DavidBernatCRMS.com	Loan Amount:	\$180,000
Borrower:	Your Name Here (Sample Report)	Base Loan Amt.:	\$180,000
Property:	Your Address Here!	Down Payment:	\$45,000
	Your Town, IL	Loan-To-Value:	80.00%

These estimates are provided pursuant to the Real Estate Settlement Procedures Act of 1974, as amended (RESPA). The fees listed are estimates; the actual charges, rates, and points may be more or less. Additional information can be found in the HUD special information booklet, which is to be provided to you by your mortgage broker or lender. The undersigned acknowledges receipt of the booklet "settlement costs," and if applicable, the consumer handbook on ARM mortgages.

Estimated Closing Costs		Monthly Payments	
-	Processing Fee		\$1,153
-	Title Insurance		267
-	Underwriting Fee		45
Total Closing Costs		Total Monthly Payment	\$1,464
Prepaid Closing Costs and Escrows		Cash at Closing	
901	30 Days Prepaid Interest	Down Payment	\$45,000
1001	-8 Months Property Tax	Closing Costs	1,725
-	4 Months Property Tax	Prepaid & Escrow	17
-	2 Months Hazard Insurance	Paid Outside Closing	-350
Total Prepays & Esc.		Total Cash Required	\$46,392
	\$17	Cash Reserves Required	\$2,928

I/we acknowledge receiving a copy of the above information.

Lender: _____ Applicant: _____ Date: _____

Applicant: _____ Date: _____



Annual Amortization Table

David Bernat, Professional Mortgage Partners, 524 W. State St., Suite C, Geneva, IL 60134, phone (630) 485-2205

30 Year Fixed
 Loan Amount of \$180,000
 Interest Rate of 7.000% (7.020 APR)

Year	Avg. Monthly Payment	Annual Principal	Annual Interest	Remaining Balance
1	\$1,197.54	\$1,828.41	\$12,542.07	\$178,171.59
2	1,197.54	1,960.58	12,409.90	176,211.01
3	1,197.54	2,102.31	12,268.17	174,108.70
4	1,197.54	2,254.29	12,116.19	171,854.41
5	1,197.54	2,417.25	11,953.23	169,437.16
6	1,197.54	2,592.00	11,778.48	166,845.16
7	1,197.54	2,779.36	11,591.12	164,065.80
8	1,197.54	2,980.27	11,390.21	161,085.53
9	1,197.54	3,195.71	11,174.77	157,889.82
10	1,197.54	3,426.77	10,943.71	154,463.05
11	1,197.54	3,674.48	10,696.00	150,788.57
12	1,197.54	3,940.09	10,430.39	146,848.48
13	1,197.54	4,224.91	10,145.57	142,623.57
14	1,197.54	4,530.34	9,840.14	138,093.23
15	1,197.54	4,857.85	9,512.63	133,235.38
16	1,197.54	5,209.02	9,161.46	128,026.36
17	1,197.54	5,585.58	8,784.90	122,440.78
18	1,197.54	5,989.37	8,381.11	116,451.41
19	1,197.54	6,422.33	7,948.15	110,029.08
20	1,197.54	6,886.61	7,483.87	103,142.47
21	1,197.54	7,384.45	6,986.03	95,758.02
22	1,197.54	7,918.27	6,452.21	87,839.75
23	1,197.54	8,490.67	5,879.81	79,349.08
24	1,197.54	9,104.46	5,266.02	70,244.62
25	1,197.54	9,762.65	4,607.83	60,481.97
26	1,197.54	10,468.38	3,902.10	50,013.59
27	1,197.54	11,225.11	3,145.37	38,788.48
28	1,197.54	12,036.61	2,333.87	26,751.87
29	1,197.54	12,906.72	1,463.76	13,845.15
30	1,197.99	13,845.15	530.75	0.00

This chart provides total annual principal and interest payments during the term of the loan program shown. All adjustable loan program payments are calculated assuming that the index rates which limit the adjustments will remain at their current values (accrual rate).



Presented Thursday, July 27, 2006 by David Bernat, Certified Mortgage Planner of Professional Mortgage Partners, 524 W. State St., Suite C, Geneva, IL 60134, www.DavidBernatCRMS.com, Office (630) 485-2205, Mobile (708) 558-8434, Fax (630) 485-2206.



Annual Amortization Table

David Bernat, Professional Mortgage Partners, 524 W. State St., Suite C, Geneva, IL 60134, phone (630) 485-2205

3/1 ARM

Loan Amount of \$180,000
Interest Rate of 6.375% (6.772 APR)

Year	Avg. Monthly Payment	Annual Principal	Annual Interest	Remaining Balance
1	\$1,122.97	\$2,060.16	\$11,415.48	\$177,939.84
2	1,122.97	2,195.38	11,280.26	175,744.46
3	1,122.97	2,339.49	11,136.15	173,404.97
4	1,180.30	2,287.34	11,876.26	171,117.63
5	1,180.30	2,450.01	11,713.59	168,667.62
6	1,180.30	2,624.25	11,539.35	166,043.37
7	1,180.30	2,810.88	11,352.72	163,232.49
8	1,180.30	3,010.77	11,152.83	160,221.72
9	1,180.30	3,224.90	10,938.70	156,996.82
10	1,180.30	3,454.26	10,709.34	153,542.56
11	1,180.30	3,699.89	10,463.71	149,842.67
12	1,180.30	3,963.05	10,200.55	145,879.62
13	1,180.30	4,244.87	9,918.73	141,634.75
14	1,180.30	4,546.76	9,616.84	137,087.99
15	1,180.30	4,870.10	9,293.50	132,217.89
16	1,180.30	5,216.50	8,947.10	127,001.39
17	1,180.30	5,587.47	8,576.13	121,413.92
18	1,180.30	5,984.83	8,178.77	115,429.09
19	1,180.30	6,410.45	7,753.15	109,018.64
20	1,180.30	6,866.35	7,297.25	102,152.29
21	1,180.30	7,354.67	6,808.93	94,797.62
22	1,180.30	7,877.73	6,285.87	86,919.89
23	1,180.30	8,437.99	5,725.61	78,481.90
24	1,180.30	9,038.06	5,125.54	69,443.84
25	1,180.30	9,680.84	4,482.76	59,763.00
26	1,180.30	10,369.32	3,794.28	49,393.68
27	1,180.30	11,106.76	3,056.84	38,286.92
28	1,180.30	11,896.65	2,266.95	26,390.27
29	1,180.30	12,742.72	1,420.88	13,647.55
30	1,180.18	13,647.55	514.63	0.00

This chart provides total annual principal and interest payments during the term of the loan program shown. All adjustable loan program payments are calculated assuming that the index rates which limit the adjustments will remain at their current values (accrual rate).

Annual Amortization Table

David Bernat, Professional Mortgage Partners, 524 W. State St., Suite C, Geneva, IL 60134, phone (630) 485-2205

5/1 ARM

Loan Amount of \$180,000
Interest Rate of 6.625% (6.801 APR)

Year	Avg. Monthly Payment	Annual Principal	Annual Interest	Remaining Balance
1	\$1,152.56	\$1,964.67	\$11,866.05	\$178,035.33
2	1,152.56	2,098.84	11,731.88	175,936.49
3	1,152.56	2,242.19	11,588.53	173,694.30
4	1,152.56	2,395.34	11,435.38	171,298.96
5	1,152.56	2,558.92	11,271.80	168,740.04
6	1,180.80	2,625.29	11,544.31	166,114.75
7	1,180.80	2,811.99	11,357.61	163,302.76
8	1,180.80	3,011.98	11,157.62	160,290.78
9	1,180.80	3,226.18	10,943.42	157,064.60
10	1,180.80	3,455.63	10,713.97	153,608.97
11	1,180.80	3,701.38	10,468.22	149,907.59
12	1,180.80	3,964.64	10,204.96	145,942.95
13	1,180.80	4,246.56	9,923.04	141,696.39
14	1,180.80	4,548.58	9,621.02	137,147.81
15	1,180.80	4,872.06	9,297.54	132,275.75
16	1,180.80	5,218.56	8,951.04	127,057.19
17	1,180.80	5,589.68	8,579.92	121,467.51
18	1,180.80	5,987.21	8,182.39	115,480.30
19	1,180.80	6,413.02	7,756.58	109,067.28
20	1,180.80	6,869.10	7,300.50	102,198.18
21	1,180.80	7,357.58	6,812.02	94,840.60
22	1,180.80	7,880.87	6,288.73	86,959.73
23	1,180.80	8,441.33	5,728.27	78,518.40
24	1,180.80	9,041.65	5,127.95	69,476.75
25	1,180.80	9,684.68	4,484.92	59,792.07
26	1,180.80	10,373.42	3,796.18	49,418.65
27	1,180.80	11,111.22	3,058.38	38,307.43
28	1,180.80	11,901.39	2,268.21	26,406.04
29	1,180.80	12,747.81	1,421.79	13,658.23
30	1,181.12	13,658.23	515.20	0.00

This chart provides total annual principal and interest payments during the term of the loan program shown. All adjustable loan program payments are calculated assuming that the index rates which limit the adjustments will remain at their current values (accrual rate).

Annual Investment Analysis

David Bernat, Professional Mortgage Partners, 524 W. State St., Suite C, Geneva, IL 60134, phone (630) 485-2205

Your Name Here (Sample Report)

Your Address Here!

Your Town, IL

30 Year Fixed

Loan Amount of \$180,000

Interest Rate of 7.000% (7.020 APR)

Year	Monthly cash flow (after taxes)	Net gain if sold at end of year	Internal Rate of Return if sold at end of year
1	\$270	\$4,067	11.634
2	304	11,604	15.392
3	338	19,563	16.494
4	374	27,940	16.932
5	410	36,736	17.113
6	447	45,950	17.172
7	486	55,582	17.168
8	525	65,630	17.129
9	565	76,095	17.070
10	606	86,978	16.999
11	648	98,279	16.922
12	691	109,999	16.842
13	736	122,138	16.761
14	781	134,699	16.681
15	827	147,682	16.602
16	874	161,091	16.525
17	923	174,926	16.451
18	972	189,192	16.379
19	1,023	203,890	16.310
20	1,075	219,024	16.244
21	1,127	234,597	16.180
22	1,181	250,614	16.120
23	1,236	267,078	16.062
24	1,292	283,995	16.007
25	1,349	301,369	15.954
26	1,407	319,206	15.904
27	1,395	354,955	15.980
28	1,384	373,375	15.918
29	1,445	392,264	15.859
30	1,603	411,636	15.804

Cash flows are in actual, "then-year" dollars. Net gains are shown in "current-year" dollars. For further explanation of assumptions and calculations, please contact David Bernat.



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Annual Investment Analysis

David Bernat, Professional Mortgage Partners, 524 W. State St., Suite C, Geneva, IL 60134, phone (630) 485-2205

Your Name Here (Sample Report)

Your Address Here!

Your Town, IL

3/1 ARM

Loan Amount of \$180,000

Interest Rate of 6.375% (6.772 APR)

Year	Monthly cash flow (after taxes)	Net gain if sold at end of year	Internal Rate of Return if sold at end of year
1	\$319	\$4,962	13.782
2	352	13,282	17.320
3	387	22,005	18.267
4	385	30,530	18.326
5	422	39,471	18.278
6	459	48,825	18.185
7	497	58,593	18.072
8	536	68,774	17.951
9	577	79,368	17.828
10	618	90,376	17.706
11	660	101,798	17.588
12	703	113,634	17.474
13	747	125,886	17.365
14	793	138,554	17.261
15	839	151,641	17.162
16	887	165,149	17.068
17	935	179,078	16.979
18	985	193,432	16.894
19	1,036	208,213	16.814
20	1,087	223,425	16.738
21	1,140	239,071	16.666
22	1,195	255,153	16.598
23	1,250	271,678	16.534
24	1,306	288,647	16.473
25	1,364	306,068	16.416
26	1,422	323,944	16.362
27	1,410	359,724	16.429
28	1,399	378,166	16.364
29	1,461	397,070	16.303
30	1,621	416,448	16.246

Cash flows are in actual, "then-year" dollars. Net gains are shown in "current-year" dollars. For further explanation of assumptions and calculations, please contact David Bernat.



Presented Thursday, July 27, 2006 by David Bernat, Certified Mortgage Planner of Professional Mortgage Partners, 524 W. State St., Suite C, Geneva, IL 60134, www.DavidBernatCRMS.com, Office (630) 485-2205, Mobile (708) 558-8434, Fax (630) 485-2206.



Annual Investment Analysis

David Bernat, Professional Mortgage Partners, 524 W. State St., Suite C, Geneva, IL 60134, phone (630) 485-2205

Your Name Here (Sample Report)

Your Address Here!

Your Town, IL

5/1 ARM

Loan Amount of \$180,000

Interest Rate of 6.625% (6.801 APR)

Year	Monthly cash flow (after taxes)	Net gain if sold at end of year	Internal Rate of Return if sold at end of year
1	\$299	\$4,954	13.856
2	333	12,961	17.049
3	368	21,379	17.908
4	403	30,205	18.195
5	439	39,438	18.268
6	459	48,791	18.178
7	497	58,557	18.067
8	536	68,736	17.947
9	576	79,329	17.825
10	617	90,335	17.704
11	660	101,755	17.587
12	703	113,590	17.473
13	747	125,840	17.365
14	792	138,507	17.261
15	839	151,593	17.162
16	886	165,099	17.068
17	935	179,027	16.979
18	984	193,380	16.894
19	1,035	208,160	16.814
20	1,087	223,371	16.738
21	1,140	239,016	16.666
22	1,194	255,098	16.598
23	1,249	271,621	16.534
24	1,306	288,590	16.473
25	1,363	306,010	16.416
26	1,422	323,886	16.362
27	1,410	359,665	16.429
28	1,399	378,107	16.364
29	1,461	397,010	16.303
30	1,620	416,388	16.247

Cash flows are in actual, "then-year" dollars. Net gains are shown in "current-year" dollars. For further explanation of assumptions and calculations, please contact David Bernat.



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