

## Projected Return on Invested Capital - 320 Aspen Ln #8, Beaver Creek, CO 81620

List Price	\$ 1,785,000		
Buy Price @ 95% + improvements @ 85% = \$ per SqFt	\$ 1,950,750	\$ 613	
Downpayment %	30%		
Downpayment Amount	\$ 585,225		
Number of Years to Sale	10		\$/sq. ft.
Projected Appreciated Value	3%	\$ 2,621,645	\$ 824
	5%	\$ 3,177,566	\$ 998
	8%	\$ 4,211,523	\$ 1,323
Total Annual Cost (No Rental Income)	(84,021)		
Projected Cost of Ownership/Yr (w/Rental Income)	(34,021)		
Anticipated Improvements	(300,000)		
Compounded Rate of Appreciation	3%	5%	8%
Projected Selling Price	\$ 2,621,645	\$ 3,177,566	\$ 4,211,523
Selling Expenses @7%	\$ (183,515)	\$ (222,430)	\$ (294,807)
Remaining Loan Balance	\$ (1,119,731)	\$ (1,119,731)	\$ (1,119,731)
Anticipated Improvements	\$ (300,000)	\$ (300,000)	\$ (300,000)
Total Negative Cash Flow Over Investment Timeline	\$ (840,214)	\$ (840,214)	\$ (840,214)
Projected Net Rental Income	\$ 537,500	\$ 537,500	\$ 537,500
Net Resale Proceeds	\$ 715,685	\$ 1,232,692	\$ 2,194,272
Net Resale Proceeds / Year (Numerator)	\$ 71,569	\$ 123,269	\$ 219,427
Weighted Value of Invested Capital (Denominator)	\$ 991,582	\$ 991,582	\$ 991,582
Average Return / Year	7%	12%	22%

CGR Table

Prepared by Gregory A. Strahan & Connie Kincaid-Strahan	\$50,000
VAIL PROPERTY BROKERAGE, INC.	\$50,000
COLDWELL BANKER DISTINCTIVE PROPERTIES	\$50,000
Vail Colorado 81657	\$50,000
(970) 476-8850 FAX (970) 476-5421	\$50,000
<a href="http://www.vailpropertybrokerage.com">www.vailpropertybrokerage.com</a>	\$57,500
	7
	8
Notes:	9
	10
	\$537,500

Average compounded appreciation (CAGR) has been approximately 5% since 1991.

Net Resale Proceeds divided by Investment Timeline (Years) divided by  
Weighted Value of Invested Capital. Downpayment (Yr 1 @ 100% of cost), +  
Anticipated Improvements (18 months @ 85% of cost,) + Negative Cash Flow (@ 50% of outstanding balance)

Time value of money (IRR) is not calculated but the afore described Weighted Cost of Invested Capital (WVIC) is utilized for the purpose of recognizing the different time intervals for the three stated capital call items.

These projections are provided for informational reasons only. Listing Agent does not guarantee nor imply that the illustrated outcome will produce the stated return calculation(s).