

## Price Sensitivity

**123 Main Street Salem, OR 97302**

Sale Price	Cash Requirement	Loan Amount	Loan Payment	Cash Flow	Cap Rate	C-O-C
\$485,000	138,745	354,500	25,746	6,393	6.63%	4.61%
\$490,000	140,330	358,000	25,998	6,141	6.56%	4.38%
\$495,000	141,915	361,500	26,250	5,889	6.49%	4.15%
\$500,000	143,500	365,000	26,502	5,637	6.43%	3.93%
\$505,000	145,085	368,500	26,754	5,386	6.36%	3.71%
\$510,000	146,670	372,000	27,005	5,134	6.30%	3.50%
\$515,000	148,255	375,500	27,257	4,882	6.24%	3.29%
\$520,000	149,840	379,000	27,509	4,630	6.18%	3.09%
\$525,000	151,425	382,500	27,761	4,378	6.12%	2.89%
\$530,000	153,010	386,000	28,013	4,126	6.06%	2.70%
\$535,000	154,595	389,500	28,265	3,875	6.01%	2.51%
\$540,000	156,180	393,000	28,516	3,623	5.95%	2.32%
\$545,000	157,765	396,500	28,768	3,371	5.90%	2.14%
\$550,000	159,350	400,000	29,020	3,119	5.84%	1.96%
\$555,000	160,935	403,500	29,272	2,867	5.79%	1.78%
\$560,000	162,520	407,000	29,524	2,616	5.74%	1.61%
\$565,000	164,105	410,500	29,775	2,364	5.69%	1.44%
\$570,000	165,690	414,000	30,027	2,112	5.64%	1.27%
\$575,000	167,275	417,500	30,279	1,860	5.59%	1.11%
\$580,000	168,860	421,000	30,531	1,608	5.54%	0.95%
\$585,000	170,445	424,500	30,783	1,357	5.49%	0.80%
\$590,000	172,030	428,000	31,034	1,105	5.45%	0.64%
\$595,000	173,615	431,500	31,286	853	5.40%	0.49%
<b>\$600,000</b>	<b>175,200</b>	<b>435,000</b>	<b>31,538</b>	<b>601</b>	<b>5.36%</b>	<b>0.34%</b>
\$605,000	176,785	438,500	31,790	349	5.31%	0.20%
\$610,000	178,370	442,000	32,042	98	5.27%	0.05%
\$615,000	179,955	445,500	32,294	-154	5.23%	-0.09%
\$620,000	181,540	449,000	32,545	-406	5.18%	-0.22%
\$625,000	183,125	452,500	32,797	-658	5.14%	-0.36%
\$630,000	184,710	456,000	33,049	-910	5.10%	-0.49%
\$635,000	186,295	459,500	33,301	-1,162	5.06%	-0.62%
\$640,000	187,880	463,000	33,553	-1,413	5.02%	-0.75%
\$645,000	189,465	466,500	33,804	-1,665	4.98%	-0.88%
\$650,000	191,050	470,000	34,056	-1,917	4.94%	-1.00%
\$655,000	192,635	473,500	34,308	-2,169	4.91%	-1.13%
\$660,000	194,220	477,000	34,560	-2,421	4.87%	-1.25%
\$665,000	195,805	480,500	34,812	-2,672	4.83%	-1.36%
\$670,000	197,390	484,000	35,063	-2,924	4.80%	-1.48%
\$675,000	198,975	487,500	35,315	-3,176	4.76%	-1.60%
\$680,000	200,560	491,000	35,567	-3,428	4.73%	-1.71%
\$685,000	202,145	494,500	35,819	-3,680	4.69%	-1.82%
\$690,000	203,730	498,000	36,071	-3,931	4.66%	-1.93%
\$695,000	205,315	501,500	36,322	-4,183	4.62%	-2.04%
\$700,000	206,900	505,000	36,574	-4,435	4.59%	-2.14%
\$705,000	208,485	508,500	36,826	-4,687	4.56%	-2.25%
\$710,000	210,070	512,000	37,078	-4,939	4.53%	-2.35%
\$715,000	211,655	515,500	37,330	-5,191	4.49%	-2.45%

Note: Sale Price steps 5,000. Results are annualized.