

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 | 10.75% | 4.61% |
| \$490,000 | 140,330 | 358,000 | 25,998 | 6,141 | 10.64% | 4.38% |
| \$495,000 | 141,915 | 361,500 | 26,250 | 5,889 | 10.53% | 4.15% |
| \$500,000 | 143,500 | 365,000 | 26,502 | 5,637 | 10.43% | 3.93% |
| \$505,000 | 145,085 | 368,500 | 26,754 | 5,386 | 10.32% | 3.71% |
| \$510,000 | 146,670 | 372,000 | 27,006 | 5,134 | 10.22% | 3.50% |
| \$515,000 | 148,255 | 375,500 | 27,257 | 4,882 | 10.12% | 3.29% |
| \$520,000 | 149,840 | 379,000 | 27,509 | 4,630 | 10.03% | 3.09% |
| \$525,000 | 151,425 | 382,500 | 27,761 | 4,378 | 9.93% | 2.89% |
| \$530,000 | 153,010 | 386,000 | 28,013 | 4,127 | 9.84% | 2.70% |
| \$535,000 | 154,595 | 389,500 | 28,265 | 3,875 | 9.75% | 2.51% |
| \$540,000 | 156,180 | 393,000 | 28,516 | 3,623 | 9.66% | 2.32% |
| \$545,000 | 157,765 | 396,500 | 28,768 | 3,371 | 9.57% | 2.14% |
| \$550,000 | 159,350 | 400,000 | 29,020 | 3,119 | 9.48% | 1.96% |
| \$555,000 | 160,935 | 403,500 | 29,272 | 2,867 | 9.39% | 1.78% |
| \$560,000 | 162,520 | 407,000 | 29,524 | 2,616 | 9.31% | 1.61% |
| \$565,000 | 164,105 | 410,500 | 29,775 | 2,364 | 9.23% | 1.44% |
| \$570,000 | 165,690 | 414,000 | 30,027 | 2,112 | 9.15% | 1.27% |
| \$575,000 | 167,275 | 417,500 | 30,279 | 1,860 | 9.07% | 1.11% |
| \$580,000 | 168,860 | 421,000 | 30,531 | 1,608 | 8.99% | 0.95% |
| \$585,000 | 170,445 | 424,500 | 30,783 | 1,357 | 8.91% | 0.80% |
| \$590,000 | 172,030 | 428,000 | 31,035 | 1,105 | 8.84% | 0.64% |
| \$595,000 | 173,615 | 431,500 | 31,286 | 853 | 8.76% | 0.49% |
| \$600,000 | 175,200 | 435,000 | 31,538 | 601 | 8.69% | 0.34% |
| \$605,000 | 176,785 | 438,500 | 31,790 | 349 | 8.62% | 0.20% |
| \$610,000 | 178,370 | 442,000 | 32,042 | 98 | 8.55% | 0.05% |
| \$615,000 | 179,955 | 445,500 | 32,294 | -154 | 8.48% | -0.09% |
| \$620,000 | 181,540 | 449,000 | 32,545 | -406 | 8.41% | -0.22% |
| \$625,000 | 183,125 | 452,500 | 32,797 | -658 | 8.34% | -0.36% |
| \$630,000 | 184,710 | 456,000 | 33,049 | -910 | 8.28% | -0.49% |
| \$635,000 | 186,295 | 459,500 | 33,301 | -1,162 | 8.21% | -0.62% |
| \$640,000 | 187,880 | 463,000 | 33,553 | -1,413 | 8.15% | -0.75% |
| \$645,000 | 189,465 | 466,500 | 33,804 | -1,665 | 8.08% | -0.88% |
| \$650,000 | 191,050 | 470,000 | 34,056 | -1,917 | 8.02% | -1.00% |
| \$655,000 | 192,635 | 473,500 | 34,308 | -2,169 | 7.96% | -1.13% |
| \$660,000 | 194,220 | 477,000 | 34,560 | -2,421 | 7.90% | -1.25% |
| \$665,000 | 195,805 | 480,500 | 34,812 | -2,672 | 7.84% | -1.36% |
| \$670,000 | 197,390 | 484,000 | 35,063 | -2,924 | 7.78% | -1.48% |
| \$675,000 | 198,975 | 487,500 | 35,315 | -3,176 | 7.72% | -1.60% |
| \$680,000 | 200,560 | 491,000 | 35,567 | -3,428 | 7.67% | -1.71% |
| \$685,000 | 202,145 | 494,500 | 35,819 | -3,680 | 7.61% | -1.82% |
| \$690,000 | 203,730 | 498,000 | 36,071 | -3,931 | 7.56% | -1.93% |
| \$695,000 | 205,315 | 501,500 | 36,323 | -4,183 | 7.50% | -2.04% |
| \$700,000 | 206,900 | 505,000 | 36,574 | -4,435 | 7.45% | -2.14% |
| \$705,000 | 208,485 | 508,500 | 36,826 | -4,687 | 7.40% | -2.25% |
| \$710,000 | 210,070 | 512,000 | 37,078 | -4,939 | 7.34% | -2.35% |
| \$715,000 | 211,655 | 515,500 | 37,330 | -5,190 | 7.29% | -2.45% |

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