



*Dessau Ridge Office Condominium
Commercial Development Offering*

CONTACT:
Dan Kurka

Toll Free: (877) 729-5600
Office: (512) 250-5600
Cell: (512) 413-9644

Visit us online at www.dessauoffice.com

INDIVIDUAL UNIT INVESTOR ANALYSIS
Dessau Ridge Office Condo Project
\$109,900.00

Investment

Sales Price	\$109,900.00
Down Payment (20% Commercial Loan)	\$21,980.00
Closing Cost	\$2,000.00
Total Cash Investment	\$23,980.00

Return on Investment

Monthly Rent	\$1,150.00
Monthly Expense	
P&I on Loan @ 6.0@ \$ 87,920.00	\$629.89
Taxes	\$233.00
HOA	<u>\$125.00</u>
Total Expenses	\$987.89
Monthly Cash Flow	\$162.11
Annual Net Income	\$1,945.32
Total Cash Investment	\$23,980.00

Return on Investment (Before Taxes)

\$1,945.32 / \$23,980.00 8.0%

- With Depreciation and a 28% tax Bracket
- ROI (After Tax) 13.0%