

=====

OPTION

=====

Purchase Price  
Initial Investment  
Init. Invest + Clos. Costs  
Safe Rate  
Required Yield

\*\*\*\*\* MORTGAGE DATA \*\*\*\*\*

FIRST Balance  
Term  
Interest Rate  
Payment  
Ann. Debt Serv.

SECOND Balance  
Term  
Interest Rate  
Payment  
Ann. Debt Serv.

THIRD Balance  
Term  
Interest Rate  
Payment  
Ann. Debt Serv.

\*\*\*\*\* TAXABLE INCOME \*\*\*\*\*

Gross Scheduled Income  
-Vac./Credit Loss  
-Operating Exp.  
(% Oper. Exp)  
=Net Operating Income  
-Interest Pmts.  
-Cost Recovery  
=Real Estate Taxable Income

\*\*\*\*\* CASH FLOWS \*\*\*\*\*

Net Operating Income  
-Annual Debt Service  
-Funded Reserves  
+Capital Additions  
=Cash Flow Before Taxes  
-Tax Liability On RE  
=Cash Flow After Taxes

\*\*\*\*\* INVESTMENT SUMMARY \*\*\*\*\*

---ON PURCHASE---  
Price per Square Foot

Sheet1

Price per Unit  
Gross Rent Multiplier  
Capitalization Rate  
--END OF YEAR ONE--  
Cash-On-Cash  
Equity Rate-Of-Return  
After Tax Cash-On-Cash  
---ON SALE---  
Gross Rent Multiplier  
Capitalization Rate  
Internal Rate of Return  
Fin. Mgt. Rate of Return  
FUTURE WEALTH  
NET PRESENT VALUE

\*

1

THE HEADINGS AND VALUES BELOW ARE USED FOR THE CASH FLOWS GRAPH

DP	DP	\$0
NOI	NOI	\$0
CFBT	CBT	\$0
CFAT	CAT	\$0
FW	FW	\$0
NPV	NPV	\$0

THE HEADINGS AND VALUES BELOW ARE USED FOR THE PERCENT GRAPH

COC	0.0%
ERR	0.0%
ATCC	0.0%
CR	0.0%
IRR	0.0%
FMRR	0.0%

Sheet1

CO	MPARISON OF I	NVESTMENT O	PT	IONS					
1	OPTION	2	OPTION	3	OPTION	4	OPTION	5	OPTION 6

Sheet1

	*		*	*	*	*
2	3	4	5	6		
\$0	\$0	\$0	\$0	\$0		
\$0	\$0	\$0	\$0	\$0		
\$0	\$0	\$0	\$0	\$0		
\$0	\$0	\$0	\$0	\$0		
\$0	\$0	\$0	\$0	\$0		
\$0	\$0	\$0	\$0	\$0		
0.0%	0.0%	0.0%	0.0%	0.0%		
0.0%	0.0%	0.0%	0.0%	0.0%		
0.0%	0.0%	0.0%	0.0%	0.0%		
0.0%	0%	0%	0%	0.0%		
\$0	0.0%	0.0%	0.0%	0.0%		
\$0	0.0%	0.0%	0.0%	0.0%		

T  
|  
|  
|

F  
I  
R  
S  
T

/XIY1=1~/XCW22~/XR  
/XIY1=2~{goto}a1~/RI2~/XCW24~/XR  
/XIY1=3~{goto}a1~/RI3~/XCW29~/XR  
/XIY1=4~{goto}a1~/RI4~/XCW39~/XR  
/XIY1=5~{goto}A1~/RI5~/XCW56~/XR  
/XIY1=6~{goto}a1~/RI6~/XCZ22~/XR

Y  
E  
A  
R

D  
A  
T  
A

|  
|  
└─

{goto}a1~{GOTO}D4~{?}~{GOTO}F4~{?}~{GOTO}H4~{?}~{GOTO}J1~{GOTO}D1~{GOTO}J4~{?}~{GOTO}L4~{?}~{GOTO}N

/XGZ~

AUTO\_COMBINE

Combine options 1 thru 6 automatically at appropriate location, REGISTER

/xcx2~/XCAB22~{GOTO}A1~/XMU3~/XQ

/wgpe{goto}a1~{goto}c6~/xmu3~

/XGZ~



MANUAL\_COMBINE

Combines options 1 thru 6 your choice of option number order

/xcx2~/XCcs22~{GOTO}A1~/XMU3~/XQ

Sheet1

VIEW

Allows you to move cursor in worksheet, pressing [ENTER] will return menu

{goto}c1~{GOTO}b6~/wtb/riview~/wtc{GOTO}C1~{goto}c6~/xgu1~

{goto}c6~/FCCE1~{RIGHT}{right}~/FCCE2~{right}{RIGHT}~/FCCE3~{right}{RIGHT}~/FCCE4~{right}{RIGHT}~/FCCE5~{right}{RIGHT}  
{goto}c6~/FCCEONE~{RIGHT}{right}~/FCCE TWO~{right}{RIGHT}~/FCCE THREE~{right}{RIGHT}~/FCCEFOUR~{right}{RIGHT}

/XID4=1~{GOTO}C6~/FCCE1~

/XR

/XID4=1~{GOTO}C6~/FCCE1~

/XID4=2~{GOTO}C6~/FCCE2~

/XIF4=1~{GOTO}E6~/FCCE1~

/XIF4=2~{GOTO}E6~/FCCE2~

/XR

/XID4=1~{GOTO}C6~/FCCE1~

/XID4=2~{GOTO}C6~/FCCE2~

/XID4=3~{GOTO}C6~/FCCE3~

/XIF4=1~{GOTO}E6~/FCCE1~

/XIF4=2~{GOTO}E6~/FCCE2~

/XIF4=3~{GOTO}E6~/FCCE3~

/XIH4=1~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE1~

/XIH4=2~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE2~

/XIH4=3~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE3~

/XR

/XID4=1~{GOTO}C1~{GOTO}C6~/FCCE1~

/XID4=2~{GOTO}C1~{GOTO}C6~/FCCE2~

/XID4=3~{GOTO}C1~{GOTO}C6~/FCCE3~

/XID4=4~{GOTO}C1~{GOTO}C6~/FCCE4~

/XIF4=1~{GOTO}C1~{GOTO}E6~/FCCE1~

/XIF4=2~{GOTO}C1~{GOTO}E6~/FCCE2~

/XIF4=3~{GOTO}E6~/FCCE3~

/XIF4=4~{GOTO}E6~/FCCE4~

/XIH4=1~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE1~

/XIH4=2~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE2~

/XIH4=3~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE3~

/XIH4=4~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE4~  
/XIJ4=1~{GOTO}n1~{GOTO}D1~{GOTO}i6~/FCCE1~  
/XIJ4=2~{GOTO}i6~/FCCE2~  
/XIJ4=3~{GOTO}i6~/FCCE3~  
/XIJ4=4~{GOTO}i6~/FCCE4~  
/XR  
/XID4=1~{GOTO}C1~{GOTO}C6~/FCCE1~  
/XID4=2~{GOTO}C1~{GOTO}C6~/FCCE2~  
/XID4=3~{GOTO}C6~/FCCE3~  
/XID4=4~{GOTO}C6~/FCCE4~  
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/XIF4=5~{GOTO}E6~/FCCE5~  
/XIH4=1~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE1~  
/XIH4=2~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE2~  
/XIH4=3~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE3~  
/XIH4=4~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE4~  
/XIH4=5~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE5~  
/XIJ4=1~{GOTO}n1~{GOTO}D1~{GOTO}i6~/FCCE1~  
/XIJ4=2~{GOTO}i6~/FCCE2~  
/XIJ4=3~{GOTO}i6~/FCCE3~  
/XIJ4=4~{GOTO}i6~/FCCE4~  
/XIJ4=5~{GOTO}i6~/FCCE5~  
/XIL4=1~{GOTO}K6~/FCCE1~  
/XIL4=2~{GOTO}K6~/FCCE2~  
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/XIL4=5~{GOTO}K6~/FCCE5~  
/XIN4=1~{GOTO}M6~/FCCE1~  
/XIN4=2~{GOTO}M6~/FCCE2~  
/XIN4=3~{GOTO}M6~/FCCE3~  
/XIN4=4~{GOTO}M6~/FCCE4~  
/XIN4=5~{GOTO}M6~/FCCE5~  
/XR

Sheet1

/RUW1~/xIINSERT WORK DISK, Press Enter~w1~/XGU1~

/RUY1~/xNHow many options are there (1-6)? ~y1~/Xr~

GRAPH

Sub-menu: %\_Graph, \$\_Graph, Save (graphs), Help (save graphs) and Erase

/xgz8~

PRINT

Prints current comparison of investment options  
{goto}a1~/xcad15~/pprcompprn~aglq~/xgu1~/xq

Sheet1

SAVE

Saves current worksheet, using file name COname, ie. COsmith

/ruz1~/xlSave to WORK disk, press ENTER~z1~{goto}a1~{goto}c6~/WGPE~/FSCO{?}~{RIGHT}~/XGU1~

/xmz10~

RETURN

Returns to beginning of current file menu

/xgu1~/xq

/xmz17~

/XID4=1~{GOTO}C1~{GOTO}C6~/FCCE1~

/XID4=2~{GOTO}C1~{GOTO}C6~/FCCE2~

/XID4=3~{GOTO}C6~/FCCE3~

/XID4=4~{GOTO}C6~/FCCE4~

/XID4=5~{GOTO}C6~/FCCE5~

/XID4=6~{GOTO}C6~/FCCE6~

/XIF4=1~{GOTO}E6~/FCCE1~

/XIF4=2~{GOTO}E6~/FCCE2~

/XIF4=3~{GOTO}E6~/FCCE3~

/XIF4=4~{GOTO}E6~/FCCE4~

/XIF4=5~{GOTO}E6~/FCCE5~

/XIF4=6~{GOTO}E6~/FCCE6~

/XIH4=1~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE1~

/XIH4=2~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE2~

/XIH4=3~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE3~

/XIH4=4~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE4~

/XIH4=5~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE5~

/XIH4=6~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE6~

/XIJ4=1~{GOTO}I6~{GOTO}D1~{GOTO}I6~/FCCE1~

/XIJ4=2~{GOTO}I6~/FCCE2~

/XIJ4=3~{GOTO}I6~/FCCE3~

/XIJ4=4~{GOTO}I6~/FCCE4~

/XIJ4=5~{GOTO}I6~/FCCE5~

/XIJ4=6~{GOTO}I6~/FCCE6~

/XIL4=1~{GOTO}K6~/FCCE1~

/XIL4=2~{GOTO}K6~/FCCE2~

/XIL4=3~{GOTO}K6~/FCCE3~

/XIL4=4~{GOTO}K6~/FCCE4~

/XIL4=5~{GOTO}K6~/FCCE5~  
/XIL4=6~{GOTO}K6~/FCCE6~  
/XIN4=1~{GOTO}N1~{GOTO}E1~{GOTO}M6~/FCCE1~  
/XIN4=2~{GOTO}N1~{GOTO}E1~{GOTO}M6~/FCCE2~  
/XIN4=3~{GOTO}n1~{GOTO}E1~{GOTO}M6~/FCCE3~  
/XIN4=4~{GOTO}n1~{GOTO}E1~{GOTO}M6~/FCCE4~  
/XIN4=5~{GOTO}N1~{GOTO}E1~{GOTO}M6~/FCCE5~  
/XIN4=6~{GOTO}N1~{GOTO}E1~{GOTO}M6~/FCCE6~  
/XR

## Sheet1

### HELP

Provides help in the use of the COMBINE options

{goto}help~/ri~/xgu1~

### PERCENT\_GRAPH

Views GRAPH of PERCENTAGE values of current Comparison worksheet

/gnuPERCENT~q~/XGZ8~/XQ



QUIT

Quit the Comparison file

/xcad1~/rua1~/wgrm/cab7~a1~{goto}a1~/frauto123~

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CASH\_GRAPH

View GRAPH of CASH FLOWS of current Comparison worksheet

/gnuCASH FLOWS~q~/XGZ8~/XQ

/XIY1=1~/XCAF22~/XR

/XIY1=2~{goto}a1~/XCAF24~/XR

/XIY1=3~{goto}a1~/XCAF29~/XR

/XIY1=4~{goto}a1~/XCAF39~/XR

/XIY1=5~{goto}A1~/XCAF56~/XR

/XIY1=6~{goto}a1~/XCAI22~/XR

SAVE

Graph must be saved for printout. This is different than SAVING your file.

/ruac14~/xlSAVE TO WORK DISK, press Enter~ac14~/gnuCASH FLOWS~{left}{left}~CASHFLOWS~nuPERCENT~{left}{left}

Sheet1

/xmad3~

STOP

Have you SAVED this file, if not pressing CONTINUE will cause data loss

/xmu3~/xq

{goto}a1~{goto}c6~/xr

HELP

Provides help in preparing disk to accept current Graphs

{goto}graph~/ri~/xcad8~/xgz8~

/xmad17~

STOP

Adjust paper (TOP OF PERF), printer on, press [Enter] to return to menu

/xMU3~

Sheet1

CONTINUE

Bring up Introductory file

/xIINSERT ANALYST PROG. DISK, Press Enter~w1~/xr~

ERASE- (before saving)

Cannot save current GRAPH if already have saved same GRAPH, erase old file

{goto}graph~/feg{?}~{right}~/xgz8~

PRINT

Print requested form, perforated edge MUST be at print head

/xr~

EXIT\_TO\_LOTUS  
Exit to the LOTUS access menu  
/qy

/XID4=1~{GOTO}C6~/FCCE1~  
/XR  
/XID4=1~{GOTO}C6~/FCCE1~  
/XID4=2~{GOTO}C6~/FCCE2~  
/XIF4=1~{GOTO}E6~/FCCE1~  
/XIF4=2~{GOTO}E6~/FCCE2~  
/XR  
/XID4=1~{GOTO}C6~/FCCE1~  
/XID4=2~{GOTO}C6~/FCCE2~  
/XID4=3~{GOTO}C6~/FCCE3~  
/XIF4=1~{GOTO}E6~/FCCE1~  
/XIF4=2~{GOTO}E6~/FCCE2~  
/XIF4=3~{GOTO}E6~/FCCE3~  
/XIH4=1~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE1~  
/XIH4=2~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE2~  
/XIH4=3~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE3~  
/XR  
/XID4=1~{GOTO}C1~{GOTO}C6~/FCCE1~  
/XID4=2~{GOTO}C1~{GOTO}C6~/FCCE2~  
/XID4=3~{GOTO}C1~{GOTO}C6~/FCCE3~  
/XID4=4~{GOTO}C1~{GOTO}C6~/FCCE4~  
/XIF4=1~{GOTO}C1~{GOTO}E6~/FCCE1~  
/XIF4=2~{GOTO}C1~{GOTO}E6~/FCCE2~  
/XIF4=3~{GOTO}E6~/FCCE3~  
/XIF4=4~{GOTO}E6~/FCCE4~  
/XIH4=1~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE1~  
/XIH4=2~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE2~  
/XIH4=3~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE3~

/XIH4=4~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE4~  
/XIJ4=1~{GOTO}n1~{GOTO}D1~{GOTO}i6~/FCCE1~  
/XIJ4=2~{GOTO}i6~/FCCE2~  
/XIJ4=3~{GOTO}i6~/FCCE3~  
/XIJ4=4~{GOTO}i6~/FCCE4~  
/XR  
/XID4=1~{GOTO}C1~{GOTO}C6~/FCCE1~  
/XID4=2~{GOTO}C1~{GOTO}C6~/FCCE2~  
/XID4=3~{GOTO}C6~/FCCE3~  
/XID4=4~{GOTO}C6~/FCCE4~  
/XID4=5~{GOTO}C6~/FCCE5~  
/XIF4=1~{GOTO}E6~/FCCE1~  
/XIF4=2~{GOTO}E6~/FCCE2~  
/XIF4=3~{GOTO}E6~/FCCE3~  
/XIF4=4~{GOTO}E6~/FCCE4~  
/XIF4=5~{GOTO}E6~/FCCE5~  
/XIH4=1~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE1~  
/XIH4=2~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE2~  
/XIH4=3~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE3~  
/XIH4=4~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE4~  
/XIH4=5~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE5~  
/XIJ4=1~{GOTO}n1~{GOTO}D1~{GOTO}i6~/FCCE1~  
/XIJ4=2~{GOTO}i6~/FCCE2~  
/XIJ4=3~{GOTO}i6~/FCCE3~  
/XIJ4=4~{GOTO}i6~/FCCE4~  
/XIJ4=5~{GOTO}i6~/FCCE5~  
/XIL4=1~{GOTO}K6~/FCCE1~  
/XIL4=2~{GOTO}K6~/FCCE2~  
/XIL4=3~{GOTO}K6~/FCCE3~  
/XIL4=4~{GOTO}K6~/FCCE4~  
/XIL4=5~{GOTO}K6~/FCCE5~  
/XIN4=1~{GOTO}M6~/FCCE1~  
/XIN4=2~{GOTO}M6~/FCCE2~  
/XIN4=3~{GOTO}M6~/FCCE3~  
/XIN4=4~{GOTO}M6~/FCCE4~  
/XIN4=5~{GOTO}M6~/FCCE5~  
/XR

## Sheet1

There are two methods of combining EXTRACTS from the CFA file. The number you entered, as prompted upon entering this file, is the basis for how many files the ANALYST will to combine.

### NOTE:

If you enter an incorrect # of EXTRACTS to combine the file will combine to the last extract it finds, then beep and loose the menu. Hold down the <ALT> Z keys to return to the menu.

The first is AUTO\_COMBINE. This selection will automatically combine the EXTRACT files in numeric order one through six.

You may also combine EXTRACTS based upon your desire to present an analysis first, or last. Upon selecting MANUAL\_COMBINE you will find the cursor located in the 1st Option cell. Type the # of the Option you would like to be combined 1st, press the <Enter> key. Move the cursor to the next Option, enter values repeatedly until last Option. Cursor will stop on last Option (which corresponds with the number typed in upon entering this file). Upon entering last Option number pressing <Enter> will cause Option Extracts to be combined, in the order required.

/XID4=1~{GOTO}C1~{GOTO}C6~/FCCE1~  
/XID4=2~{GOTO}C1~{GOTO}C6~/FCCE2~  
/XID4=3~{GOTO}C6~/FCCE3~  
/XID4=4~{GOTO}C6~/FCCE4~  
/XID4=5~{GOTO}C6~/FCCE5~  
/XID4=6~{GOTO}C6~/FCCE6~  
/XIF4=1~{GOTO}E6~/FCCE1~  
/XIF4=2~{GOTO}E6~/FCCE2~  
/XIF4=3~{GOTO}E6~/FCCE3~  
/XIF4=4~{GOTO}E6~/FCCE4~  
/XIF4=5~{GOTO}E6~/FCCE5~  
/XIF4=6~{GOTO}E6~/FCCE6~  
/XIH4=1~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE1~  
/XIH4=2~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE2~  
/XIH4=3~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE3~  
/XIH4=4~{GOTO}J1~{GOTO}D1~{GOTO}G6~/FCCE4~  
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/XIJ4=6~{GOTO}I6~/FCCE6~  
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/XIL4=2~{GOTO}K6~/FCCE2~  
/XIL4=3~{GOTO}K6~/FCCE3~  
/XIL4=4~{GOTO}K6~/FCCE4~



/XIL4=5~{GOTO}K6~/FCCE5~  
/XIL4=6~{GOTO}K6~/FCCE6~  
/XIN4=1~{GOTO}N1~{GOTO}E1~{GOTO}M6~/FCCE1~  
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/XIN4=4~{GOTO}n1~{GOTO}E1~{GOTO}M6~/FCCE4~  
/XIN4=5~{GOTO}N1~{GOTO}E1~{GOTO}M6~/FCCE5~  
/XIN4=6~{GOTO}N1~{GOTO}E1~{GOTO}M6~/FCCE6~  
/XR

## Sheet1

GRAPH -- graphs will automatically be saved as CASH FLOWS and PERCENT. by selecting SAVE from the GRAPH sub-menu. HOWEVER, this assumes that you DO NOT HAVE these graph file names already saved (from a previous analysis). If you have saved an these graphs, and want to save them again, it will be necessary to erase the previous CASH FLOWS and PERCENT graphs.

As long as you erase a graph you will be returned to the ANALYST menu. If there are no graph files to erase you will need to Press <CTRL><BREAK> to get out of the LOTUS menu, then <ALT> Z to bring up up the ANALYST menu.

Printing Graphs must be done through the PrintGraph Disk. The Graphs created in the CFA and COMPARISON files are stored on the WORK DISK for later printing.

Starting the ANALYST with a just formatted disk will avoid the need to erase any files.