

1031 AnalyzRE Plus

MORE THAN JUST A TAX-DEFERRED EXCHANGE ANALYSIS PROGRAM

The 1031 AnalyzRE Plus provides everything needed to help an investor determine whether to **HOLD** an existing property, **SELL** and reinvest in a new property, **REFINANCE** and buy a second property, or simply **EXCHANGE** into a new property.

COMPARE THE 4 ECONOMIC BENEFITS OF OWNERSHIP IN BOTH CHART AND GRAPH FORMAT:

- * CASH-FLOW
- * INCOME TAX SAVINGS
- * PRINCIPAL LOAN PAY DOWN BY TENANTS
- * APPRECIATION

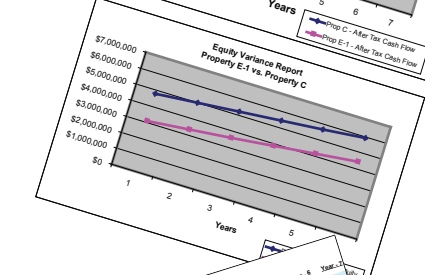
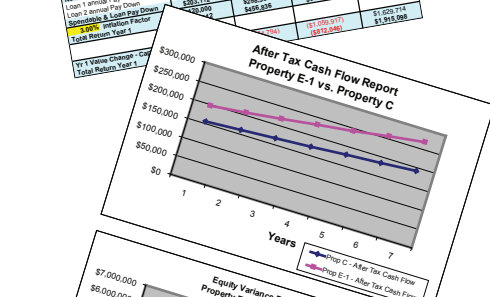
VISIT OUR WEBSITE @ WWW.CCIPS.NET FOR SAMPLE REPORTS!

No Subscription Fees,
Just a One Time Price
of \$350.00 !!!

RESIDENTIAL INCOME * APARTMENTS
RETAIL/SHOPPING CENTERS
OFFICE BUILDINGS * INDUSTRIAL PARKS
HOTELS/MOTELS * & MORE!

Calypto 16 units Comparison with Exchange Properties

	Property C	Property E-1	Property E-2	Property E-3
Loan at % of Sales Price	\$4,000,000	\$3,200,000	\$3,200,000	\$3,200,000
Market Value	\$6,000,000	\$6,412,708	\$10,775,333	\$9,200,000
Loan 1	\$2,000,000	\$1,280,000	\$1,280,000	\$1,280,000
Loan 2	\$2,000,000	\$1,920,000	\$1,920,000	\$1,920,000
Equity	\$2,000,000	\$3,200,000	\$7,575,333	\$6,920,000
Loan Ratio	33.33%	19.84%	11.98%	13.91%
Selected Tax Sponsorable	\$300,000			\$730,000
Gross Schedule Pnc	\$16,000		\$71,333	\$32,820
Other Income	\$300,000		\$443,287	
Volatility & Bad Debt	\$10,000	\$77,528		
Gross Operating Income	\$300,000	\$128,528	\$114,333	\$328,190
Operating Expenses	\$72,000	\$21,300	\$21,300	\$72,000
Net Operating Income	\$228,000	\$107,228	\$93,033	\$256,190
Loan 1 P & I Payment				\$730,000
Loan 2 P & I Payment				\$320,000
Gross Subsidiary	\$228,000	\$107,228	\$93,033	\$256,190
Income Tax Analysis				
Net Operating Income	\$228,000	\$107,228	\$93,033	\$256,190
Loan 1 Interest	\$36,360	\$19,680	\$17,133	\$91,233
Loan 2 Interest	\$36,360	\$37,360	\$37,360	\$72,720
Depreciation per Year	\$5,727	\$5,727	\$10,200	\$8,855
Depreciation per Year	\$28,912	\$13,811	\$17,500	\$20,000
Flammable Income	0%	20%	20%	0%
Income Tax Rate - Fed	0%	0%	0%	0%
Income Tax Rate - State	\$102,827	\$60,324	\$60,176	\$97,294
Taxes Paid (State)				
After Tax Subsidiary	\$200,000	\$256,178	\$308,040	\$328,110
Interest (Cap Expend)	\$102,827	\$60,324	\$60,176	\$97,294
Net Cash Flow	\$97,173	\$195,854	\$247,864	\$230,816
Loan 1 Principal Pay Down	\$44,079	\$0	\$0	\$0
Loan 2 Principal Pay Down	\$44,079	\$137,855	\$137,811	\$176,000
Loan 1 Annual Pay Down	\$88,158	\$137,855	\$137,811	\$176,000
Loan 2 Annual Pay Down	\$88,158	\$137,855	\$137,811	\$176,000
Total Return Factor	1.000	1.170	1.170	1.170
Total Return (Year 1)	0%	17.0%	17.0%	17.0%



Calypto 16 units Property C Cash Flow

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Net Cash Flow	\$97,173	\$195,854	\$247,864	\$230,816	\$230,816	\$230,816	\$230,816
Loan 1 Principal Pay Down	\$44,079	\$44,079	\$44,079	\$44,079	\$44,079	\$44,079	\$44,079
Loan 2 Principal Pay Down	\$44,079	\$44,079	\$44,079	\$44,079	\$44,079	\$44,079	\$44,079
Loan 1 Annual Pay Down	\$88,158	\$88,158	\$88,158	\$88,158	\$88,158	\$88,158	\$88,158
Loan 2 Annual Pay Down	\$88,158	\$88,158	\$88,158	\$88,158	\$88,158	\$88,158	\$88,158
Equity	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000

Name _____
 Company Name _____
 Address _____
 City _____ State _____ Zip _____
 Bus. Ph. (____) _____ Fax (____) _____ Cell (____) _____
 Email _____ Visa Mastercard Am. Ex.
 Name on Credit Card _____
 Credit Card # _____ Exp. _____ CVC# _____
 Billing Address _____
 City _____ State _____ Zip _____

