

PROPERTIES FOR SALE SNAPSHOT FOR:	Pittsburgh, PA		
The Marketplace			
Number of Available Multi-Unit Properties	1262		
Largest Building : # of Units	48		
Price Range of All Units in Marketplace	\$5,000 to \$5,000,000		
Data Used in Analysis: 2-4 Unit Properties Only			
Total Number of Properties Analyzed	1021		
Properties Removed: Incomplete Data	386		
Used Properties with Acceptable Data Levels	634		
Number of Properties with CFAT \geq \$0	246		
Number of Positive Cash Flow Properties used in the Analysis	388		
Percent of Positive CFAT Properties in the Marketplace	30.74%		
Price Range of Positive CFAT Properties Used in Analysis	\$17,000 to \$1,600,000		
The Analysis of ALL Positive Cash Flow Properties	Lowest Levels	Average	Highest Levels
Confidence Level	1	2.64	5
# of Units	2	3.77	46.00
Purchase Price	\$17,000	\$111,219	\$1,400,000
Gross Annual Income	\$6,000	\$21,063	\$282,000
Net Operating Income	\$3,449	\$12,267	\$141,273
Cash Flow Before Taxes	-\$728	\$3,170	\$26,755
Tax Benefits	-\$25,194	-\$604	\$942
Cash Flow After Taxes	\$4	\$2,566	\$20,851
Appreciation Increase based on PMI Index 3rd Q 2008*	\$546	\$3,570	\$44,940
Principal Reduction End of Year 1	\$279	\$1,825	\$22,973
Bank Equity End of Year 1	\$4,225	\$27,639	\$347,913
Total Equity End of Year 1	\$6,325	\$30,205	\$368,765
Capitalization Rate	7.72%	12.33%	45.40%
Debt Service Coverage Ratio	0.94	1.51	5.55
Before Tax Internal Rate of Return in Year 10	10.82%	22.21%	97.81%
After Tax Internal Rate of Return in Year 10	7.79%	15.99%	70.43%
Payback of Cash to Close using CFAT returns only	0.43	70.1	11890.00
The Bottom-Line	Pittsburgh, PA		
Average CFAT / Unit per Year	\$1,037.76		
Average CFAT / Unit per Month	\$86.48		
For Investment Opportunities Contact:	Pittsburgh, PA		
Company Name	Max Business Group Real Estate Services		
Realtor® Providing Metro Area Data	Max Wilson		
Phone	724-368-3650 X 250		
Email	MaxWilson@MaxBusinessGroup.com		