

BULLOGIC WEALTH MANAGEMENT
FINANCIAL PLAN SUMMARY

PREPARED FOR:

Leslie Knope and Ben Wyatt

MAY FINANCIAL SUMMARY

CONTENTS:

Real Estate Summary



BULLOGIC
Wealth Management

Real Estate Rate Scorecard

Your Real Estate Rate

23.2

Peer Benchmark

15.6

**Real Estate Rate
Explanation**

Real Estate Rate is calculated by taking the sum of all personal and investment real estate expenses and dividing it by total annual income. Real Estate Rate indicates how much of your income is concentrated into real estate, and whether a redistribution of wealth in other areas will secure a better retirement.

Notes and Action Items

- Today's mortgage rates are exceptionally low, and it will be beneficial to refinance your mortgage to lower your current interest rate and monthly payment. We predict a savings around \$350/month.
- Your property taxes are higher than the comparable homes in your neighborhood, we will help you dispute your property taxes.
- The expenses in your investment property are too high, giving you a low return on this investment.

Appendix

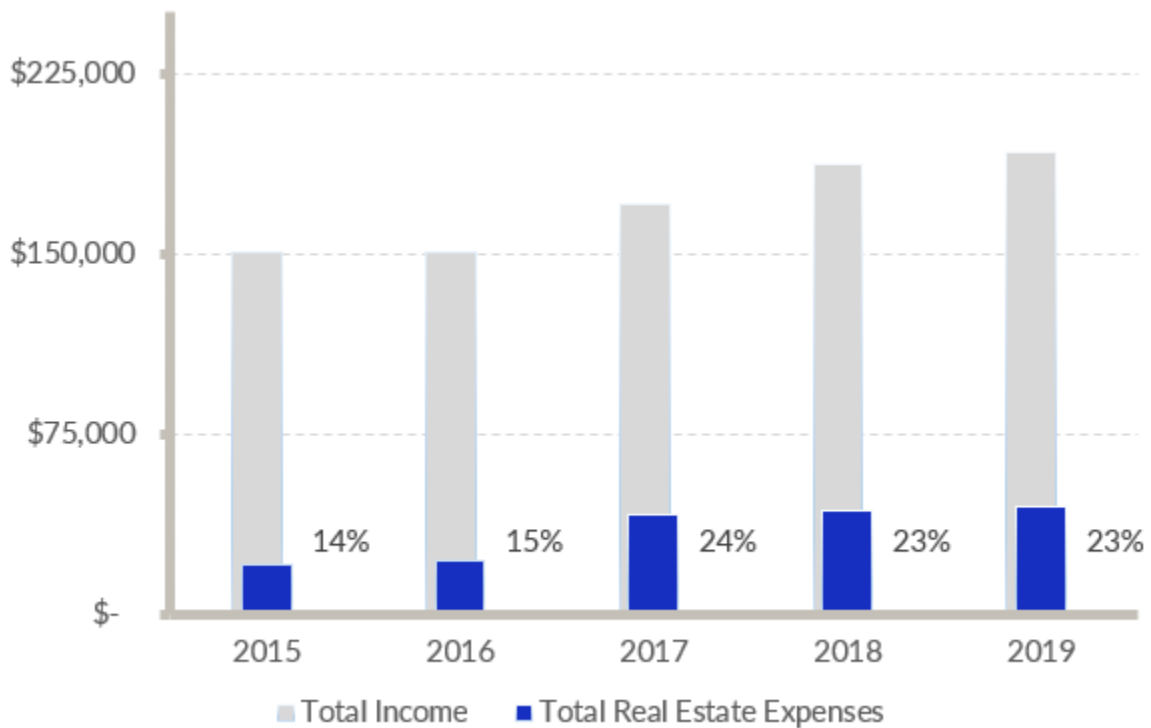
Real Estate Rate Details
Investment Real Estate Summary

Real Estate Rate Details

Real Estate Information

Primary Mortgage	16,284
Investment Real Estate	10,452
Insurance Policies	3,500
Property Tax	14,448
+	
= Total Real Estate Expenses	\$44,684

Real Estate Rate: Total Real Estate Expenses / Total Annual Income
 $44,684 / 192,365 = 23.2\%$



Investment Real Estate Summary

35 Highland Avenue

Investment Property Expenses	2019	2018
Mortgage Interest	2,612	2,683
Property Taxes	6,846	6,719
Insurance	1,413	1,267
Cleaning/Maintenance	1,568	2,080
Supplies/Repairs	546	-
Management Fees	3,233	-
Utilities	292	-
Other	-	-
Total Property Expenses	\$16,510	\$12,749
Investment Property Statistics	2019	2018
Property Value	\$289,308	\$272,000
Rent Received	\$17,714	\$19,250
Net Income (Loss)	\$1,204	\$6,501
Gross Rental Yield	6.12%	7.07%
Net Rental Yield (Cap Rate)	0.42%	2.39%
Depreciation	\$3,622	\$3,622