

CALCULATE ROI ACTIVITY

Market Value = \$714,717.67

Mortgage Balance = \$395,261.09

JV-1 Investment = \$121,675

Total Cash Flow = \$27,480

Year	MV 5%	Mortgage Amount	Cash Flow	Principal Recapture	Passive Appreciation	Active Appreciation
0	\$560,000	\$448,000	\$0	\$0	\$0	\$0
1	\$588,000	\$437,990.83	\$5496	\$10,009.25	\$28,000	\$0
2	\$617,400	\$427,719.31	\$5496	\$10,271.56	\$29,400	\$0
3	\$648,270	\$417,178.59	\$5496	\$10,540.78	\$30,870	\$0
4	\$680,683.50	\$406,361.60	\$5496	\$10,817.03	\$32,413.50	\$0
5	\$714,717.67	\$395,261.09	\$5496	\$11,100.56	\$34,034.18	\$0

Calculate the following:

JV-1 ROI= _____

JV-2 ROI = _____