

How is this useful?

First and foremost, this protects your clients. It gives you, the fiduciary, the information you need to understand the property investment performance. This helps you decide whether to hold or sell the property. Second, it protects your practice because it provides tangible evidence of you performing your due diligence on the asset and its performance. Third, it is one more step you've taken to protect your personal assets from fiduciary liabilities.

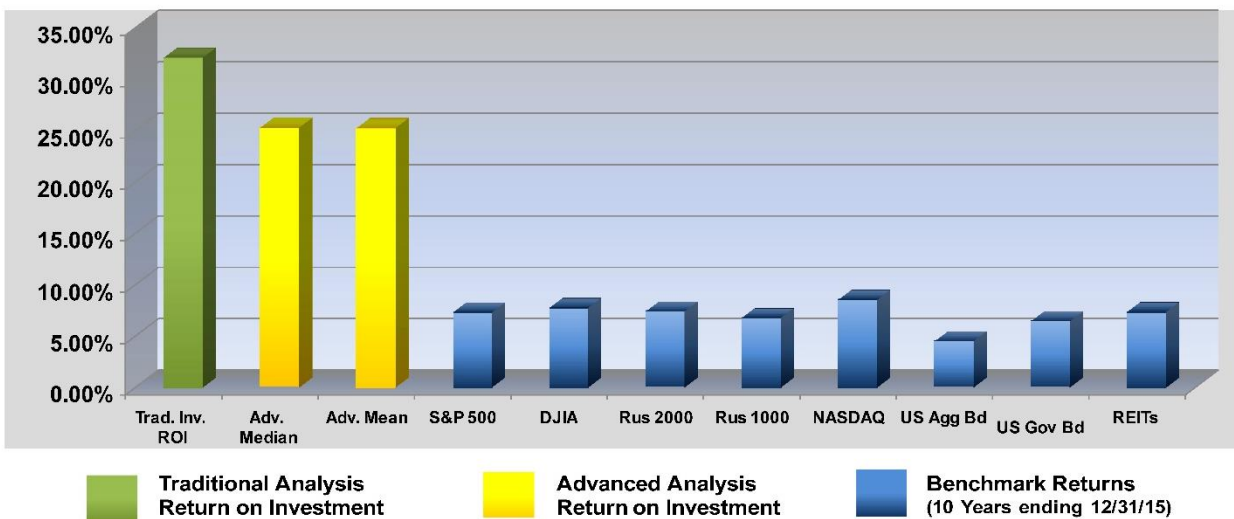
If you are the current trustee or conservator...

If you are the current fiduciary, you can use this report to help you manage the conservatorship or trust assets. It can help you understand the assets and manage them appropriately. We can analyze the investment performance using the current income and expense information.

If you are the petitioner or potential successor trustee...

If you are the petitioner, objector, or potential successor trustee, you can use this report to help you challenge the management of the previous fiduciary. If the property has been mismanaged, you can potentially use this information to quantify the mismanagement to support your appointment as the new fiduciary.

Consolidated Investment Summary



If the investment performance is good, we can then run an analysis using current market income, expenses and other information to help you make it better. If the leases and other contractual agreements allow you to make changes, we can offer potential options to improve the performance. If the leases and other contractual agreements do not allow you to make changes, then you will have met your fiduciary duty to analyze the asset and its performance.

CWM Real Estate and Management Services

If the investment performance is poor, we can then run an analysis using current market income, expenses and other information. If the leases and other contractual agreements allow you to make changes, we can offer potential options that may improve the property's investment performance. If the leases and other contractual agreements do not allow you to make changes, then you will have met your fiduciary duty to analyze the asset and its performance. If you are a challenger to the current fiduciary, then you can focus your management challenges in other areas.

What do our reports include?

We'll tell you whether it's a good investment. CWM Real Estate and Management Services analyzes the property as an investment by:

- Executive Summary showing easy-to-read, easy-to-understand color-coded analysis
- Traditional and Advanced Return on Investment calculations
- Comparisons of the property's performance with investment benchmarks
- Detailed cash flows
- Detailed return on investment calculations

In addition to summarizing the key investment measures into one color coded Executive Summary, we compare your

proposed investment performance against industry respected benchmarks. If your property illustration is not out-performing the benchmarks, then you should probably find another investment.

Call us today and let's talk about how we can help you understand your real estate investment performance. We'll give you the information you need to help you decide whether you should buy, sell, or hold a particular property. You can reach us online or by phone.

Executive Summary

Pre-Tax Cash-on-Cash Return	14.05%
After-Tax Cash-on-Cash Return	11.83%
Return on Investment (ROI)	32.11%
Internal Rate of Return (IRR)	18.89%
Advanced Analysis Return	25.25%
Debt Coverage Ratio	169.43%
Liquidity Return Ratio	71%
Cap Rate	7.79%
Expense Ratio	43%
Gross Rent Multiplier	6.63

The color rating scale above is designed to provide a quick visual reference for the quality of the proposed investment. With green representing good and red representing poor, this color scale ranks the proposed investment against various metrics explained on the Executive Summary Details page. Projects with red or orange showing should be avoided in favor of green project measurements.



Contact Information

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