

The Equity Repositioning Analysis Report }

See how small changes in your debt structure can make a life changing difference in your financial future.

 Niche Lending

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This report gives you important information on making an informed decision regarding your mortgage debt with your long-term interest in mind.

- 1 **Current Liabilities** – This is your current debt structure in an easy to read format. This allows you to take a bird's-eye view of your current liabilities.
- 2 **Recommended Debt Structure** – This is your recommended new mortgage loan(s). It calculates the new mortgage loan(s) paying off current debt and freeing up monthly cash giving you additional investment opportunities for your future.
- 3 **Asset Accumulation** – This section shows you how much money you would have if you placed it in some sort of asset accumulation account such as an annuity, money market fund or with a financial planner. The interest rate earned is based on past long-term performance and can be adjusted.
- 4 **Projected Real Estate Value** – This section shows you how much money you would accumulate if you invested in real estate.
- 5 **Total Real Estate & Investment Value** – This section shows you the combined dollar amount that you'll accumulate if you invest your money in an asset accumulation account along with your real estate holdings.
- 6 **Tax Benefits** – Homeownership has definite tax advantages. This feature will give you an estimate of the monthly savings that tax benefits can bring you before and after your investment choices. We advise that you give this information to a tax consultant for an even more accurate picture.
- 7 **Notes** – This section will be customized with a personal message from your Mortgage Planner.

Tax Bracket 33%	Prepared by Mike Baker Date prepared 8/23/2002
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The purpose of this analysis is to help you reposition your debt to increase your net worth.

Equity Repositioning Analysis
Neil Armstrong
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FOLLOW THESE 3 SIMPLE STEPS:

- 1. CURRENT LIABILITIES displays the current liabilities information that we have on file for you.
- 2. RECOMMENDED DEBT STRUCTURE shows how you can reposition your debt to increase your net worth.
- 3. EQUITY REPOSITIONING shows you how you can take our recommended monthly savings and invest it for your future to increase your net worth!

CURRENT LIABILITIES						
Your current debt structure						
Type	Creditor	Rate	Balance	Payment	Tax Ded.	
Mortgage	Bank of America	8.250%	\$212,000	\$1,593	\$481	
Mortgage	2nd Mortgage	14.250%	\$30,000	\$405	\$118	
Mortgage		0.000%	\$0	\$0	\$0	
Auto	Ford Motor Credit	9.500%	\$12,486	\$456	\$0	
Credit Card	Chase Manhattan	16.000%	\$14,567	\$642	\$0	
Totals (Paid-Off Items):			\$269,053	\$3,095	\$599	

RECOMMENDED DEBT STRUCTURE*						
Our proposed debt structure and benefits						
Program	Terms	Rate	Balance	Payment	Tax Ded.	
1st New Program	360	7.750%	\$240,000	\$1,719	\$512	
2nd 2nd TD	180	11.990%	\$50,000	\$600	\$165	
Totals:			\$290,000	\$2,319	\$676	

Loan Costs	\$6,000
Cash Out	\$14,947
Savings	\$776
Savings	\$78

ASSET ACCUMULATION			
Savings based on our current recommendations			
Asset Criteria	Accumulation		
	Opening Balance	Years	Amount
	\$776	7	\$88,356
	8,000%	15	\$271,092
	\$776	30	\$1,165,005

PROJECTED REAL ESTATE VALUE			
Value based on our current projections			
Criteria	Current Value	Projected Value	
	\$300,000	Years	Value
		7	\$345,042
		15	\$404,857
	2,000%	30	\$546,363

TOTAL REAL ESTATE & INVESTMENT VALUE				
Before and after				
Years	Before	After		
7	\$345,042	\$433,398		
15	\$404,857	\$675,948		
30	\$546,363	\$1,711,368		

TAX BENEFITS				
Savings based on our current recommendations				
	Monthly	Qrtly.	Yearly	
Before	\$599	\$1,796	\$7,182	
After	\$676	\$2,029	\$8,116	
Savings	\$78	\$233	\$934	

NOTES Small changes in your debt structure can make a life changing difference in your financial future. When you're ready to refinance or buy a new home, be sure to call us first. With a simple phone call, you can apply for a loan, get advance loan approval, and lock in your interest rate! Just call our dedicated team of Home Loan Experts at the number listed at the top of this page.

Ask your friends or family if they would like to receive a copy of our Equity Repositioning Analysis!

*NOTICE: Information provided is time-sensitive material. Rates, programs, fees and points are subject to change without notice. If you are applying for an Adjustable Rate Mortgage, payments and interest rates will change. Payments, interest rates, and loan balances are estimates only. Your amount may be different. This is not a loan commitment, nor is it a guarantee of any kind. This comparison is based solely on estimated figures and information available at the time of preparation.

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