



# Real Estate Term

PERFORMANCE SUMMARY

PREPARED FOR:

## Dr. Jim Givitis

### ELEMENTS®

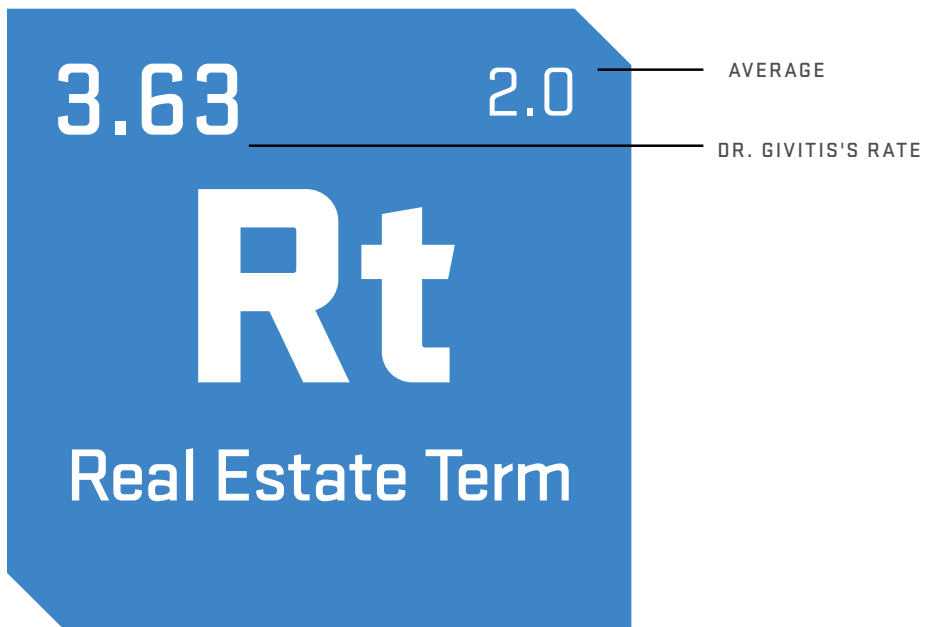


FINANCIAL PLANNING. FOR DENTISTS.



# Dr. Jim Givitis

*General Dentist, Age 42*



## Rt Explanation

Rt (Real Estate Term) is calculated by taking the the sum of all personal, practice, and investment real estate equity and dividing it by annual personal spending. Rt indicates how much of a client's wealth is concentrated in real estate, and whether a redistribution of wealth into other areas of personal or practice finances will help secure a better retirement.

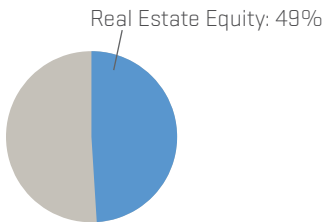


# APPENDIX

*Performance Audit · Real Estate Values*



## Real Estate Term Details



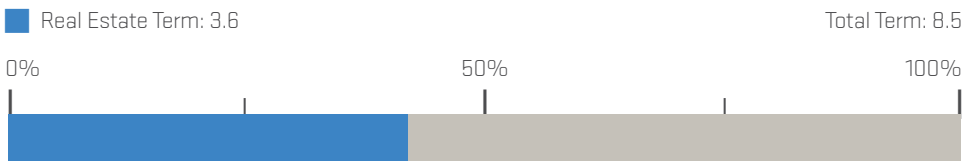
Total Real Estate Value	\$2,188,000
Total Real Estate Debt	(\$1,115,690)
<b>Total Real Estate Equity</b>	<b>\$1,072,310</b>

Adjusted Investment RE Equity\* + Personal RE Equity / Annual Personal Spending = Rt

**\$387,385 + \$555,797 / \$260,000 = 3.63**

\*Reduced by 25% for potential capital gains taxes upon sale

**59%** of Rt is Personal Use Real Estate and has a term of **2.1**

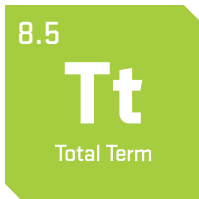




## Real Estate Values

PROPERTY DESCRIPTION	SQ. FEET/ ACREAGE	OWNERSHIP %	TOTAL VALUE
Primary Residence	5,360	100%	\$888,000
Dental Office	2,485	100%	\$1,300,000

## Related Elements<sup>®</sup>



as of April 2019



as of Aug 2018

## Audit Notes