PREPARED FOR:

Dr. Jim Givitis

ELEMENTS

Er Pr Ir Sr Br Dr Tr Lt Qt Pt Rt Tt

FINANCIAL PLANNING. FOR DENTISTS.

DENTIST ADVISORS
Rt Explanation

Rt (Real Estate Term) is calculated by taking 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.
Real Estate Term Details

- Total Real Estate Value: $2,188,000
- Total Real Estate Debt: ($1,115,690)
- Total Real Estate Equity: $1,072,310

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

\[ \frac{387,385 + 555,797}{260,000} = 3.63 \]

*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 Term: 3.6  |  Total Term: 8.5
Real Estate Values

<table>
<thead>
<tr>
<th>PROPERTY DESCRIPTION</th>
<th>SQ. FEET/acreage</th>
<th>OWNERSHIP %</th>
<th>TOTAL VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Residence</td>
<td>5,360</td>
<td>100%</td>
<td>$888,000</td>
</tr>
<tr>
<td>Dental Office</td>
<td>2,485</td>
<td>100%</td>
<td>$1,300,000</td>
</tr>
</tbody>
</table>

Related Elements®

- **Tt** Total Term: 8.5, as of April 2019
- **Dr** Debt Rate: 20.1%, as of Aug 2018

Audit Notes