

# Exhibit D

## iTunes Preview

What's New    What is iTunes    What's on iTunes    iTunes Charts    How To

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### Property Flipper – Real Estate Investment Calculator By PropertyTracker.com [View More By This Developer](#)

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#### Description

Property Flipper is the ultimate tool for real estate investors who are flipping properties (click ...More for Premium and Pro features). After entering some information about the property, you can view a flip analysis that tells you how much profit you'll make on the flip. Or you can enter your desired profit, and Property Flipper tells you the maximum offer that you should make on the property.

Property Flipper is really helpful when you're driving around to scout properties. Instead of going back to the office to crunch the numbers on a spreadsheet, you can do your property analysis on-site in a few minutes!

Whether you're investing in a foreclosure, fixer, short sale, REO, MLS listing, or commercial property, this app will help you run the numbers and perform your due diligence.

#### WHO USES PROPERTY FLIPPER?

- Investors use it to analyze a flip before they buy the property.
- Real estate agents and lenders use it to create a flip analysis for their clients.

#### FEATURES IN THE STANDARD VERSION:

- Edit values, view reports, and save changes for a single property
- Slide your finger to change the holding period from 0 to 12 months, and all of the numbers instantly update!
- Take a photo and store it with the property
- View a map of the property
- Built-in mortgage calculator with complete payment schedules
- Allows semi-annual compounding for Canadian mortgages
- International units and currencies are fully supported

YOU CAN UPGRADE TO THE PREMIUM OR PRO VERSIONS WITHIN THE APP TO ACCESS THE ADDITIONAL FEATURES LISTED BELOW.

#### ADDITIONAL FEATURES IN THE PREMIUM VERSION (\$9.99 upgrade):

- Save multiple properties or what-if scenarios
- Email the flip analysis to your clients, lenders, or investment partners as a PDF file

#### ADDITIONAL FEATURES IN THE PRO VERSION (\$19.99 upgrade):

- Evaluate multi-unit and commercial properties
- Itemize your closing costs and improvement costs with custom categories
- Estimate improvement costs by entering your own quantities and costs per unit
- Add a custom cover page to the PDF reports with your name, company, and contact info
- Many more features are planned for future updates!

See more screenshots and a sample PDF report at:  
<http://www.realestatetools.com/propertyflipper>

\$1.99

Category: Finance  
Updated: Feb 22, 2011  
Current Version: 3.5.1  
3.5.1 (iOS 4.0 Tested)  
Size: 5.5 MB  
Language: English  
Seller: Joel Grasmeyer  
© 2010 Real Estate Tools, Inc.  
Rated 4+

Requirements: Compatible with iPhone, iPod touch, and iPad.  
Requires iOS 3.0 or later

#### Customer Ratings

We have not received enough ratings to display an average for the current version of this application.

All Versions:  
49 Ratings

#### Top In App Purchases

- 1 Property Flipper Pr... \$9.99
- 2 Property Flipper Pro... \$19.99
- 3 Property Flipper Pr... \$9.99

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Property Evaluator - Real Estate  
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View In iTunes

I am dedicated to responding quickly to support requests. If you have questions, problems, or feature requests, please send me an email using the Support link below.

If you like Property Flipper, please give it a 5-star rating! Your reviews help other people hear about the app and keep the updates coming. Thanks for using Property Flipper!

PropertyTracker.com Web Site    Property Flipper - Real Estate Investment Calculator Support

### What's New in Version 3.5.1

- Added Internal Rate of Return to the Sale Analysis

### iPhone Screenshots

Profit	Purchase Price
Sale Price	\$100,000 >
- Selling Costs	(\$7,000) >
- Improvement Costs	(\$1,000) >
- Holding Costs	(\$3,201) >
- Buying Costs	(\$1,545) >
- Purchase Price	(\$77,254) >
<b>= Profit</b>	<b>\$10,000</b>

Holding Period: 6 Months

- Property Name & Address
- Square Feet
- Unit Data
- Reports
  - Flip Analysis
  - Email Flip Analysis
- Additional Info
  - Map
  - Photo

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