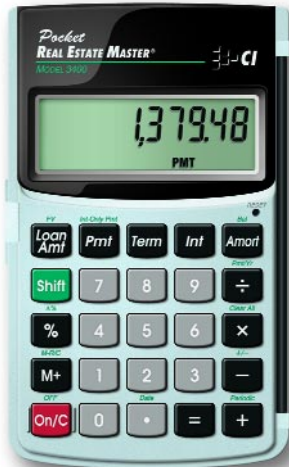


POCKET REAL ESTATE MASTER

Model 3400

USER'S GUIDE



 **CALCULATED INDUSTRIES®**

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KEY DEFINITIONS

On/C - On/Clear Key

Turns power on. Pressing once clears the display. Pressing twice clears all temporary values.

Shift On/C - Off

Turns power off, clearing all non-permanent registers.

+ **-** **x** **÷** **=**

Arithmetic operation keys.

%

Four-function percent key.

0 - **9** and **.**

Digits used for keying in numbers.

Mortgage/TVM (Time Value of Money) Keys

Loan Amt - Loan Amount or Present Value

Enters or solves for the initial loan amount or present value of a financial problem.

Pmt - Payment

Enters or solves for the periodic principal and interest (P&I) payment.

Shift Pmt - Interest-Only Payment

Enters or solves for the periodic interest-only payment. A term does not need to be entered to solve interest-only payments.

Term - Term of Loan

Enters or solves for the number of years. A second press will display the number of periods.

Int - Interest

Enters or solves the annual interest rate. A second press will display the periodic (monthly) interest rate.

Shift **Loan Amt** - Future Value

Enters or solves for the future value of a financial problem.

Shift **+** - Periodic

Used with other function keys to designate a value as periodic rather than annual (e.g., **3** **6** **0** **Shift** **+** **Term**).

***Note:** Interest and Term are stored permanently, until they are changed. This means, when you turn the calculator off, the values will stay in memory.*

Amortization Keys

Amort - Amortization

Displays the range of payments, total interest, total principal, total payments and remaining balance, for an entered number of years or periods. For example, to amortize year 1 enter **1** **Amort** to display the total P&I reduction for payments 1-12.

Shift Amort - Remaining Balance

Displays the remaining balance of the loan, for an entered number of years or periods (e.g., **1 Shift Amort** displays the remaining balance after payment 12).

Date Key

• - Date Entry Key

Used to separate the month, day, and year when entering dates (e.g., **5 • 2 • 0 7** to enter 05-02-07). This allows you to add or subtract a number of days from a date to find a second date, and subtract one date from another date to find the number of days in between.

Payments Per Year

The calculator is set to monthly loans, or 12 payments per year (Pmts/Yr). To change to other than 12 payments per year, use the **Shift** and **÷** keys (e.g., to set a loan to 6 payments per year, press: **6 Shift ÷**).

*Note: Remember to change back to 12 by either resetting **1 2 Shift ÷** or performing a Clear All/Reset **Shift X**.*

Delta Percent

Shift % - Delta Percent Key ($\Delta\%$)

Finds the percent change between two values.

Percentage Calculations

The percent **%** key can be used for finding a given percent of a number or for working add-on, discount or division % calculations.

For example:

$$800 \times 25\% = 200.00$$

$$250 + 10\% = 275.00$$

$$25 - 5\% = 23.75$$

$$100 \div 50\% = 200.00$$

Memory

M+ - Store value in semi-permanent memory (e.g., **150 M+**).

Shift M+ - Recall memory value (e.g., if **150** has been stored in Memory, pressing **Shift M+** will display 150.00).

Shift M+ M+ - Clears memory value.

*Note: Semi-permanent means the value is not cleared by pressing **On/C** twice. Value is also cleared when the calculator is turned off.*

Decimal Place Selection

Press **Shift** and the number of decimal places desired, up to six (e.g., **Shift 1**, **Shift 2**, etc.).

Pressing **Shift 7** will set the calculator to floating decimal point mode.

*Note: When you turn the calculator off (**Shift On/C**), the number of decimal places is restored to two places.*

Clear All

To clear/reset calculator to its default values, press **Shift** and **X** (Clear All).

CAUTION: Use this only when you wish to return the calculator to its default values.

LOAN EXAMPLES

Monthly Payment

Find the monthly payment on a 30-year loan of \$220,000 at 7.5% annual interest rate.

KEYSTROKE	DISPLAY
On/C On/C	0.00
2 2 0 0 0 0 Loan Amt	220,000.00
7 . 5 Int	7.50
3 0 Term	30.00
Pmt	1,538.27

Term

How long does it take to pay off a loan of \$275,000 at 6.5% interest if you make payments of \$1,700 each month?

KEYSTROKE	DISPLAY
On/C On/C	0.00
2 7 5 0 0 0 Loan Amt	275,000.00
6 . 5 Int	6.50
1 7 0 0 Pmt	1,700.00
Term	32.23

(Cont'd)

(Cont'd)

What is the periodic term, or number of months?

KEYSTROKE	DISPLAY
Term	386.76

Interest Rate

Find the interest rate on a mortgage where the loan amount is \$155,000, term is 30 years and the monthly payment is \$1,100.

KEYSTROKE	DISPLAY
On/C On/C	0.00
1 5 5 0 0 0 Loan Amt	155,000.00
3 0 Term	30.00
1 1 0 0 Pmt	1,100.00
Int	7.65

What is the periodic interest?

KEYSTROKE	DISPLAY
Int	0.64

Loan Amount

How much can you borrow if the interest rate is 7.75% on a 30-year mortgage and you can afford to pay \$1,200 each month?

KEYSTROKE	DISPLAY
On/C On/C	0.00
7 . 7 5 Int	7.75
3 0 Term	30.00
1 2 0 0 Pmt	1,200.00
Loan Amt	167,501.32

Interest – Only Payment (Calculation)

Find the interest-only payment on a loan of \$15,000 at 9% interest.

KEYSTROKE	DISPLAY
On/C On/C	0.00
1 5 0 0 0 Loan Amt	15,000.00
9 Int	9.00
Shift Pmt	112.50

Interest – Only Payment (Entry)

How much can you borrow if the interest rate is 7% on a 30-year interest-only mortgage and you can afford to pay \$1,000 each month?

KEYSTROKE	DISPLAY
On/C On/C	0.00
7 Int	7.00
1 0 0 0 Shift Pmt	1000.00
Loan Amt	171,428.57

Quarterly Payment

Find the quarterly payment on a 10-year loan of \$15,000 at 10% annual interest rate.

KEYSTROKE	DISPLAY
On/C On/C	0.00
4 Shift ÷	4.00
1 0 Term	10.00
1 5 0 0 0 Loan Amt	15,000.00
1 0 Int	10.00
Pmt	597.54
1 2 Shift ÷ (return to 12 pmts/yr)	12.00

Amortization-Total Interest and Principal Paid

How much interest, principal and total payments will you pay on a 30-year, \$180,000 loan at 7% interest?

KEYSTROKE	DISPLAY
On/C On/C	0.00
1 8 0 0 0 0 Loan Amt	180,000.00
7 Int	7.00
3 0 Term	30.00
Pmt	1,197.54
Amort (<i>range of payments</i>)	1-360
Amort (<i>total interest</i>)	251,116.02
Amort (<i>total principal</i>)	180,000.00
Amort (<i>total payments</i>)	431,116.02

Total Interest and Principal - for Range of Payments

How much total interest and principal will you pay in payments 1-5 on a 30-year, \$100,000 loan at 7% interest?

KEYSTROKE	DISPLAY
On/C On/C	0.00
1 0 0 0 0 0 Loan Amt	100,000.00
7 Int	7.00
3 0 Term	30.00
Pmt	665.30
5 Shift + Amort (<i>range of payments</i>)	1-5
Amort (<i>total interest</i>)	2,911.86
Amort (<i>total principal</i>)	414.66
Amort (<i>total payments</i>)	3,326.51

Total Interest, Principal and Remaining Balance - for Range of Years

How much total interest and principal will you pay in years 1-5 on a 30-year, \$100,000 loan at 7% interest? What is the remaining balance after payments 1-36?

KEYSTROKE	DISPLAY
On/C On/C	0.00
1 0 0 0 0 0 Loan Amt	100,000.00
7 Int	7.00
3 0 Term	30.00
Pmt	665.30
5 Amort (range of payments)	1-60
Amort (total interest)	34,049.74
Amort (total principal)	5,868.41
Amort (total payments)	39,918.15
Amort (remaining balance)	94,131.59

Note: Any number entered into **Amort** that is higher than the term will be considered periodic rather than annual.

Balloon Payment/Remaining Balance

Find remaining balance after 10 years on a 30-year, \$300,000 loan at 7.5% interest.

KEYSTROKES	DISPLAY
On/C On/C	0.00
3 0 0 0 0 0 Loan Amt	300,000.00
7 . 5 Int	7.50
3 0 Term	30.00
Pmt	2,097.64
1 0 Shift Amort	260,384.96

Trust Deed/Purchase Price of a Note - Fully Amortized

You'd like to buy a mortgage with 15 years remaining, \$100 per month in incoming payments and you desire a 25% return. What will you pay for the mortgage? What if you desire a 20% yield?

KEYSTROKE	DISPLAY
On/C On/C	0.00
2 5 Int	25.00
1 5 Term	15.00
1 0 0 Pmt	100.00
Loan Amt (price)	4,682.68
2 0 Int	20.00
Loan Amt (new price)	5,693.80

Future Value

What will a \$200,000 house be worth after 3 years, if you figure an inflation or appreciation rate of 8.5%?

Note: Set periods to one per year.

KEYSTROKE	DISPLAY
On/C On/C	0.00
1 Shift ÷	1.00
2 0 0 0 0 0 Loan Amt	200,000.00
3 Term	3.00
8 • 5 Int	8.50
Shift Loan Amt	255,457.83
1 2 Shift ÷ (return to 12 pmts/yr)	12.00

Date Examples

If a 45-day escrow begins April 26, 2007, what is the closing date?

KEYSTROKE	DISPLAY
On/C On/C	0.00
4 . 2 6 . 0 7	4-26-07
+ 4 5	45.
=	06-10-07

Your escrow closing date is June 10, 2007. If today's date is April 26, 2007, how many days until it closes? Subtract today's date from the closing date.

KEYSTROKE	DISPLAY
On/C On/C	0.00
6 . 1 0 . 0 7	6-10-07
- 4 . 2 6 . 0 7	4-26-07
=	45.

Delta % - Rate of Appreciation

A home originally purchased for \$150,000 sold a year later for \$185,000. What is the rate of appreciation?

KEYSTROKE	DISPLAY
1 5 0 0 0 0 Shift %	150,000.00
1 8 5 0 0 0 =	23.33

ACCURACY AND AUTO SHUT-OFF

Reset

If your calculator should ever "lock up," press Reset - a small hole located above the **Amort** key/upper right - using the end of a paper clip.

Accuracy

The normal display is nine (9) digits. Each calculation is carried out internally to 12 digits.

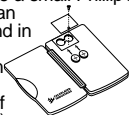
Auto Shut-Off and Batteries

Auto Shut-Off: After 8-12 minutes of non-use.

Batteries Included: Two LR-43 batteries.

Battery-Life: 575 hours of actual use.

To replace the batteries, use a small Phillip's head screwdriver (or you can also use a screwdriver found in eyeglass repair kits) and unscrew the single screw in the center of the battery door, located on the back of the calculator (see diagram).



Carefully remove the battery door, remove the old batteries from the clips and replace them with two new LR-43 batteries. Make sure the positive sides (+) are facing up. Replace the battery door and re-attach the screw.

Note: Use caution when disposing of batteries, as they contain hazardous chemicals. Replacement LR-43 batteries are available at most discount or electronics stores. Or, call Calculated Industries at 1-800-854-8075.

REPAIR AND RETURN

Warranty, Repair and Return Information

Return Guidelines:

1. Please read the **Warranty** in this User's Guide to determine if your Calculated Industries product remains under warranty **before** calling or returning any device for evaluation or repairs.
2. If your product won't turn on, check the batteries as outlined in the User's Guide.
3. If you need more assistance, please go to the website listed below.
4. If you believe you need to return your product, please call a Calculated Industries representative between the hours of 8:00am to 4:00pm Pacific Time for additional information and a Return Merchandise Authorization (RMA).

Call Toll Free: 1-800-854-8075

Outside USA: 1-775-885-4900

www.calculated.com/warranty

WARRANTY

Calculated Industries ("CI") warrants this product against defects in materials and workmanship for a period of one (1) year from the date of original consumer purchase in the U.S. If a defect exists during the warranty period, CI at its option will either repair (using new or remanufactured parts) or replace (with a new or remanufactured calculator) the product at no charge.

THE WARRANTY WILL NOT APPLY TO THE PRODUCT IF IT HAS BEEN DAMAGED BY MISUSE, ALTERATION, ACCIDENT, IMPROPER HANDLING OR OPERATION, OR IF UNAUTHORIZED REPAIRS ARE ATTEMPTED OR MADE. SOME EXAMPLES OF DAMAGES NOT COVERED BY WARRANTY INCLUDE, BUT ARE NOT LIMITED TO, BATTERY LEAKAGE, BENDING, A BLACK "INK SPOT" OR VISIBLE CRACKING OF THE LCD, WHICH ARE PRESUMED TO BE DAMAGES RESULTING FROM MISUSE OR ABUSE.

Warranty Repair Service – U.S.A.

To obtain warranty service in the U.S., please go to the website (www.calculated.com).

A repaired or replacement product assumes the remaining warranty of the original product or 90 days, whichever is longer.

Non-Warranty Repair Service – U.S.A.

Non-warranty repair covers service beyond the warranty period or service requested due to damage resulting from misuse or abuse.

Contact Calculated Industries to obtain current product repair information and charges. Repairs are guaranteed for 90 days.

Repair Service – Outside the U.S.A.

To obtain warranty or non-warranty repair service for goods purchased outside the U.S., contact the dealer through which you initially purchased the product. If you cannot reasonably have the product repaired in your area, you may contact CI to obtain current product repair information and charges, including freight and duties.

Disclaimer

CI MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, WITH RESPECT TO THE PRODUCT'S QUALITY, PERFORMANCE, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. AS A RESULT, THIS PRODUCT, INCLUDING BUT NOT LIMITED TO, KEY-STROKE PROCEDURES, MATHEMATICAL ACCURACY AND PREPROGRAMMED MATERIAL, IS SOLD "AS IS," AND YOU THE PURCHASER ASSUME THE ENTIRE RISK AS TO ITS QUALITY AND PERFORMANCE.

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FCC Class B

This equipment has been certified to comply with the limits for a Class B calculating device, pursuant to Subpart J of Part 15 of FCC rules.

LOOKING FOR NEW IDEAS

Calculated Industries, a leading manufacturer of special-function calculators and digital measuring instruments, is always looking for new product ideas in these areas.

If you have an idea, or a suggestion for improving this product or User's Guide, please submit your comments online at www.calculated.com under "Contact Us," "Product Idea Submittal Agreement." Thank you.



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QUICK REFERENCE GUIDE

To solve a loan problem, simply enter the three known variables and solve for the fourth.

MONTHLY PAYMENT

KEYSTROKE	DISPLAY
On/C On/C	0.00
2 2 0 0 0 0 Loan Amt	220,000.00
7 . 5 Int	7.50
3 0 Term	30.00
Pmt	1,538.27

INTEREST-ONLY PAYMENT

KEYSTROKE	DISPLAY
On/C On/C	0.00
2 2 0 0 0 0 Loan Amt	220,000.00
7 . 5 Int	7.50
Shift Pmt	1,375.00

LOAN AMOUNT

KEYSTROKE	DISPLAY
3 0 Term	30.00
1 0 0 0 Pmt	1,000.00
7 Int	7.00
Loan Amt	150,307.57