

Income Statement		
11 Units		
Total Units:	11	
Income	Monthly	Annual
9-11 Maple	\$11,900.00	\$142,800.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00
coin op laundry	\$250.00	\$3,000.00
Upside additional rent	\$0.00	\$0.00
Total Gross Rent	\$12,150.00	\$145,800.00
Vacancy & Collections	\$0.00	\$0.00
Projected Income	\$12,150.00	\$145,800.00
Expenses		
Taxes	\$744.92	\$8,939.00
Insurance	\$500.00	\$6,000.00
Gas	\$166.67	\$2,000.00
Electric	\$83.33	\$1,000.00
Snow	\$83.33	\$1,000.00
Trash	\$250.00	\$3,000.00
Water and Sewer	\$500.00	\$6,000.00
Capital Improvement	\$0.00	\$0.00
Management Fee	\$0.00	\$0.00
Maintenance Alloc.	\$0.00	\$0.00
Total Expenses	\$2,328.25	\$27,939.00
Net from Operations	\$9,821.75	\$117,861.00
Less Debt Service	-\$7,248.39	-\$86,980.69
Net Income	\$2,573.36	\$30,880.31

Sale Price:	\$1,500,000
Proposed Loan	\$1,125,000
Cash Down To Buy	\$375,000
Cost/Unit	\$136,363.64
GRM	10.29
Exp % of EGI or Proj. Income	19.2%
Management Fee %	0.0%
Maintenance Allocation %	0%
Capital improvement %	0%
Vacancy %	0.0%
Term (Number of Payments)	300
Rate:	6.00%
Proposed LTV	0.75
Debt Service Coverage	1.36
Yearly Tax depreciation (basis 85% of price 27.5 years)	\$46,364
Return on cash factoring in deprecia	12.56%
Cap Rate factoring in depreciation	8.94%
Return on Cash	8.23%
Capitalization Rate	7.86%

Notes: upside to increase low rents.

Rent Increase potential	22%
Location	Average
Capital improvement Status	
Roof	Decent Condition
Heating	Decent Condition
Hot Water	Varies
Windows	Vinyl
Condition of units	Average
Lead Status	Unknown

Lease terms	Current Rent		Proforma		
TAW	9-1F	\$1,000.00	0	\$1,000.00	1 bed
TAW	9-1R	\$1,000.00	0	\$1,000.00	1 bed
TAW - leicester housing authority	9-2F	\$1,200.00	0	\$1,200.00	1 bed
TAW	9-2R	\$1,000.00	0	\$1,000.00	1 bed
TAW	9-3F	\$1,050.00	0	\$1,050.00	1 bed
TAW	9-3R	\$1,000.00	0	\$1,000.00	1 bed
TAW	11-1F	\$1,300.00	0	\$1,300.00	1 bed
TAW	11-1R	\$1,100.00	0	\$1,100.00	1 bed
TAW	11-2F	\$1,100.00	0	\$1,100.00	1 bed
TAW	11-2R	\$1,100.00	0	\$1,100.00	1 bed
TAW	11-3T	\$1,050.00	0	\$1,050.00	2 bed
		\$11,900.00		\$11,900.00	

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