



PRICE ANALYSIS

PRICE **\$1,075,000**

Number of Units:	4
Price per Unit:	\$268,750
Price per Net RSF:	\$294
Price per Lot SF:	\$122
Stabilized GRM:	12.94
Stabilized CAP:	4.61%
Proforma GRM:	12.39
Proforma CAP:	4.93%
Year Built:	1966
Approx. Lot SF:	8,800
Approx. Gross SF:	3,660 SF
Approx. Net RSF:	3,660 SF

PROPOSED FINANCING

First Loan Amount:	\$806,250
Down Payment:	\$268,750
% Down:	25%
Interest Rate:	6.00%
Term:	5 Years
Amortization:	30 Years
Annual Payment:	\$58,007
Monthly Payment:	\$4,834

INCOME

	CURRENT	PROFORMA
Scheduled Rent Income	\$6,875	\$7,180
+ Laundry Income	\$50	\$50
+ Utility Reimbursements	\$0	\$0
Scheduled Income	\$6,925	\$7,230
Annual Scheduled Income	\$83,100	\$86,760
Rent per RSF	\$1.88	\$1.96

EXPENSES

	CURRENT	PROFORMA
Taxes	\$13,022	\$13,022
Insurance	\$4,778	\$4,778
Utilities W/S/G/E	\$7,601	\$7,601
Management	\$0	\$0
Maintenance / Repairs	\$4,000	\$4,000
Grounds	\$0	\$0
Reserves	\$0	\$0
Total Expenses	\$29,401	\$29,401
Expenses per Unit	\$7,350	\$7,350
Expenses per Net RSF	\$8.03	\$8.03
Percent of EGI	37.24%	35.67%

OPERATING DATA

	CURRENT	PROFORMA		
Scheduled Gross Income	\$83,100	\$86,760		
Less Physical Vacancy	-\$4,155	5.00%	-\$4,338	5.00%
Gross Operating Income	\$78,945		\$82,422	
Less Total Expenses	-\$29,401	37.24%	-\$29,401	35.67%
Net Operating Income	\$49,544		\$53,021	
Less Loan Payments	-\$58,007		-\$58,007	
Pre-Tax Cash Flow	-\$8,463	-3.15%	-\$4,986	-1.86%
Debt Service Coverage Ratio	0.85		0.91	
Plus Principal Reduction	\$9,901		\$9,901	
Total Return Before Taxes	\$1,438	0.54%	\$4,915	1.83%