		Purchase Price	\$	269,000	\$ 109,66	7 /unit		\$ 139	\$/SF						
		Renovations	\$	60,000											
		Sales Price	\$	329,000											
Property	278 Exhange Street	Loan Amount	\$	246,750											
	New Haven	Down Payment	\$	82,250					Renova	ted					
		Interest Rate		8.00%		Units	Unit Type		Profor	na Approx SF					
# units	3	Loan to Value		75.00%		1	2 Bed		\$ 1,4	50 89	7 1st Floor				
Residential	3	Term Mo.		300		2	2 Bed		\$ 1,4	50 89	7 2nd Floor				
						3	Convert 2 Bed		\$ 1,2	50 57	3 3rd Floor				
	Use Annual Figures		<u>P</u>	roforma		Monthly			\$ 4,1	50 2,367					
	Gross Income					Yearly			\$ 49,8	00					
	Apartment Units		\$	49,800											
	Gross Income		\$	49,800											
								https://www.a	partmen	s.com/317-excl	nange-st-ne	w-haven-ct	/ <u>5rm465n/</u>		
	Vacancy and Credit loss Factor							https://www.	apartme	ts.com/174-gra	fton-st-new-	-haven-ct-u	nit-address	-2/6bemcdr/	<u>/</u>
	5% Vacancy		\$	2,490				https://www.	apartme	ts.com/204-clin	ton-ave-nev	<u>w-haven-ct</u>	/7we7qqw/		
	Total		\$	2,490											
	Effective gross Income		\$	47,310											
	Expenses Annual Figures														
	R/E Taxes (2023 Actual)		\$	4,974											
	Insurance Premium		\$	1,800	Estimate										
	Management 5% of EGI		\$	2,366											
	Maintenance 5% of EGI		\$	2,366											
	Water and Sewer		\$	2,400											
	Common Electric		\$	360											
	Total Expenses		\$	14,265											
						Sky Realty	Group NE Inc. I	makes no gua	rantee a	out the					
	Net Operating Income (NOI)		\$	33,045			this document	-							
	Principal and Interest Pmt		\$	22,853			s from sources o								
	2nd Mtg Pmt (if applicable)		\$	-			d and is offered								
	Total Principal and Interest		\$	22,853		-	price, rental or	•							
						-	lity to independ								
	Debt Service Coverage Ratio			1.45		· ·	on set forth in th	•		•					
									-						
	Monthly mortgage payment		\$	1,904		assumptions or estimates are provided as examples only and do not guarantee the current or future performance of the									
	Net income after mortgage		\$	10,192											
	Return on investment (ROI)			12.4%			1	1	1						
	Cap rate			10.0%											