

Back of the Envelope Proforma

Note: Figures in **BLUE** are your assumptions. You may edit these, but not the figures in **BLACK**.
All values are **MONTHLY**.

Monthly Income

Unit #	Rent Amount
1	\$2,500
2	\$2,600
3	\$1,200
4	
Total Income	\$6,300

Financing Assumptions

Purchase Price	\$699,000
LTV	75%
Loan Amount	\$524,250
Interest Rate	8.0%
Term (Months)	360
Payment	\$3,847

Monthly Operating Expenses

Vacancy	5%	\$315
Property Taxes		\$429
HOA Dues		\$400
Insurance		\$221
Repairs & Maintenance		\$300
Legal		\$125
Property Management	7%	\$ 441
Other		\$125
Total Op-Ex		\$2,356

Investment Returns

Debt Coverage Ratio	1.03
Cap Rate	7%
ROI	1%

Net Operating Income (NOI)	\$3,944
Mortgage Payment	\$3,847
Net Cash Flow	\$97