		Sales Price	\$399,000	\$133,000	/unit	
Property	26-28 Albion Street	Loan Amount	\$299,250			
	Waterbury	Down Payment	\$ 99,750			
		Interest Rate	6.75%		<u>Units</u>	Unit Type
# units	3	Loan to Value	75.00%		1	3 Bed
Residential	3	Term Mo.	360		2	3 Bed
					3	3 Bed

Use Annual Figures		Actual	Pı	roforma		Monthly
Gross Income						Yearly
Apartment Units	\$	45,360	\$	59,400		•
Gross Income	\$	45,360	\$	59,400		
Vacancy and Credit loss Factor						
5% Vacancy	\$	2,268	\$	2,970		
Total	\$	2,268	\$	2,970	_	
Effective gross Income	\$	43,092	\$	56,430		
Expenses Annual Figures						
R/E Taxes (Actual)	\$	4,421	\$			
Insurance Premium	\$	2,100	\$		Estimate	
Management 5% of EGI	\$	2,155	\$	2,822		
Maintenance 5% of EGI	\$	2,155	\$	2,822		
Water and Sewer	\$	1,500	\$		Estimate	
Common Electric	\$	360	\$	360	Estimate	
Total Expenses	\$	12,690	\$	14,024		
			_	10 100		
Net Operating Income (NOI)	\$	30,402		42,406		
Principal and Interest Pmt	\$	23,291		23,291		
2nd Mtg Pmt (if applicable)	\$	-	\$	-		Sky Realty Group N
Total Principal and Interest	\$	23,291	\$	23,291		content of this doc
Dobt Samina Cavarage Batis		1.31		1.82		property is from so
Debt Service Coverage Ratio		1.31		1.02		and is offered subj
Monthly mortgage payment	\$	1,941	\$	1,941		rental or other con
Net income after mortgage	\$	7,111		19,115		independently con
Return on investment (ROI)		7.1%		19.2%		forth in this docum
,						are provided as exa
Cap rate		7.6%		10.6%		current or future p

<u> </u>	<u>Actual</u>	<u> Pr</u>	Proforma			
\$	1,500	\$	1,650			
\$	1,000	\$	1,650			
\$	1,280	\$	1,650			
- 1	3,780	\$,			
\$45,360		Ф	59,400			

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