

Investment Summary

Sale Price: \$1,700,000

Units: 6

Monthly Rental Income:

1. \$1,595 VACANT
2. \$1,750
3. \$1,895
4. \$1,650
5. \$1,850
6. \$1,900 VACANT

*Total Monthly Income: * \$9,740

*Total Annual Income: * \$116,880

*Annual Expenses: *

1. Water/Sewer: \$5,000
2. Insurance: \$3,500
3. Estimated Taxes: \$15,875

*Total Annual Expenses: * \$24,375

Net Operating Income (NOI): \$92,505

Capitalization Rate (Cap Rate): 5.44% (Moderate return on investment)

Gross Yield: 6.58%

Break-Even Point: 82% occupancy rate

GRM : 18.38 % (Balanced price and income)

Cash-on-Cash Return: 5.40% (assuming 20% down payment)

