

Proforma for 11 units E Wright		
Estimated Value	\$1,200,000	
Down Payment Percent	30.00%	
Down Payment amount	\$360,000	
New First Mortgage	\$840,000	
New first mortgage rate	6.500%	
Mortgage Rate (Monthly- Calculated)	0.5417%	
Mortgage Term (Months)	240	
Management Fee	5.00%	
Vacancy/Collection Loss	5.00%	
	Proforma Rent	Annual Proforma
Market Rent	\$12,500	\$150,000
Water meter fees	\$300	\$3,600
Less Vacancy/concessions/collections	\$625	\$7,500
Late Fees, Application and Pet Fees	\$650	\$7,800
Net Income	\$12,825	\$153,900
Expenses		
Management Fee	\$641	\$7,695
Water Fees	\$300	\$3,600
Maintenance and Supplies	\$600	\$7,200
Lawn	\$200	\$2,400
Property Taxes	\$300	\$3,600
Insurance	\$250	\$3,000
Utilities for vacant units	\$50	\$600
Total Expenses	\$2,341	\$28,095
Net Operating Income	\$10,484	\$125,805
1st Mortgage Debt Service	\$6,263	\$75,154
Net Income After Debt Service	\$4,221	\$50,651
GRM		7.8
CAP Rate		10.48
Cash on Cash ROI year one		14.070%
DCR		1.67