

**335-337 W 6th St**  
**Pro-Forma Cash Flow Analysis**

|                                     | Monthly | Annual  |
|-------------------------------------|---------|---------|
| Gross Rents (\$767/Unit)            | 7,670   | 92,040  |
| Vacancy (5.0%)                      | (384)   | (4,602) |
| Net Rents                           | 7,287   | 87,438  |
| RE Taxes                            | 350     | 4,200   |
| Insurance                           | 400     | 4,800   |
| R&M, Trash Service, Lawn Care, Snow | 1,000   | 12,000  |
| Utilities                           | 1,350   | 16,200  |
| Total Expenses                      | 3,100   | 37,200  |
| Montly Cash Flow Before Loan        | 4,187   | 50,238  |
| Valuation Cap Rate 8.0%             |         | 627,975 |
| Valuation Cap Rate 9.0%             |         | 558,200 |
| Valuation Cap Rate 10.0%            |         | 502,380 |
| Cap Rate \$495,000                  |         | 10.15%  |