

| Rental Property Cash Flow Analysis | | | | | | | | |
|--|-----------------------------------|----------------------------|------------------------------------|------------------------------------|-------|--|--|--|
| Lease Dates | 02/29/2020 - 02/29/2024 | 03/22/2021 - 03/21/2024 | 04/01/2021 - 03/31/2024 | 03/01/2019 - 03/14/2024 - CMHA | | | | |
| | 13107 Shady Oak, Garfield Heights | 1371 Sorin, Akron OH 44310 | 16910 Lotus Dr, Cleveland OH 44128 | 5310 Kohout St, Maple Hts OH 44137 | | | | |
| Current Market Rents | \$1175-\$1200 | 1150-\$1175 | \$1100-\$1125 | \$1100-\$1125 | | | | |
| Monthly Operating Income | Property | Property | Property | Property | | | | |
| Number of Units | 1 | 1 | 1 | 1 | | | | |
| Average Monthly Rent per Unit | 1,025.00 | 1,160.00 | 1,000.00 | 1,023.00 | | | | |
| Total Rental Income | 1,025.00 | 1,160.00 | 1,000.00 | 1,023.00 | | | | |
| % Vacancy and Credit Losses | 0.00% | 0.00% | 0.00% | 0.00% | | | | |
| Total Vacancy Loss | - | - | - | - | | | | |
| Other Monthly Income (utilities.) | 125.00 | - | 75.00 | - | | | | |
| Gross Monthly Operating Income | 1,150.00 | 1,160.00 | 1,075.00 | 1,023.00 | | | | |
| Monthly Operating Expenses | | | | | | | | |
| Property Management Fees [1] | | | | | | | | |
| Repairs and Maintenance [2] | 50.00 | 50.00 | 50.00 | 50.00 | | | | |
| Real Estate Taxes [3] | 249.66 | 120.80 | 149.16 | 229.18 | | | | |
| Rental Property Insurance [4] | 40.00 | 30.00 | 30.00 | 40.00 | | | | |
| Replacement Reserve [5] | 50.00 | 50.00 | 50.00 | 50.00 | | | | |
| Utilities [6] | | | | | | | | |
| - Water and Sewer | 125.00 | | | 150.00 | | | | |
| - Gas and Electricity | | | | | | | | |
| Monthly Operating Expenses | 514.66 | 250.80 | 279.16 | 519.18 | | | | |
| Net Operating Income (NOI) | | | | | | | | |
| Total Annual Operating Income | 13,800.00 | 13,920.00 | 12,900.00 | 12,276.00 | | | | |
| Total Annual Operating Expense | 6,175.92 | 3,009.60 | 3,349.92 | 6,230.16 | | | | |
| Annual Net Operating Income | 7,624.08 | 10,910.40 | 9,550.08 | 6,045.84 | | | | |
| Capitalization Rate and Valuation | | | | | | | | |
| Desired Capitalization Rate [7] | 10.00% | 10.00% | 10.00% | 10.00% | | | | |
| Property Valuation [8] | 76,240.80 | 109,104.00 | 95,500.80 | 60,458.40 | | | | |
| Listing Price | 119,000.00 | 103,000.00 | 87,000.00 | 102,000.00 | | | | |
| Actual Capitalization Rate | 6.41% | 10.59% | 10.98% | 5.93% | 8.48% | | | |
| Loan Information | #ERROR! | | | | | | | |
| Down Payment [9] | - | - | - | - | | | | |
| Loan Amount [10] | - | - | - | - | | | | |
| Acquisition Costs and Loan Fees [11] | - | - | - | - | | | | |
| Length of Mortgage (years) | - | - | - | - | | | | |
| Annual Interest Rate [12] | 0.000% | 0.000% | 0.000% | 0.000% | | | | |
| Initial Investment | - | - | - | - | | | | |
| Monthly Mortgage Payment (PI) [13] | - | - | - | - | | | | |
| Annual Interest | - | - | - | - | | | | |
| Annual Principal | - | - | - | - | | | | |
| Total Annual Debt Service | - | - | - | - | | | | |
| Cash Flow and ROI | | | | | | | | |
| Total Monthly Cash Flow (before taxes) | 635.34 | 909.20 | 795.84 | 503.82 | | | | |
| Total Annual Cash Flow (before taxes) | 7,624.08 | 10,910.40 | 9,550.08 | 6,045.84 | | | | |