

450 Church S. Church St.	Monthly Rent	SF	Rate/SF
COJCOLDS	\$ 4,933.50	4,554	\$ 13.00

Monthly	\$ 4,933.50	(2% Annual Increases)
Annualized	\$ 59,202.00	
Other Income	\$ -	
Net Income	\$ 59,202.00	

Tax	\$ (3,671.92)	-6.20%
Insurance	\$ -	0.00% Paid By Tenant
Management	\$ (1,776.06)	-3.00%
HVAC/Roof/Parking Reserve	\$ (3,500.00)	-5.91%
Water/Sewer	\$ -	0.00% Paid By Tenant
Snow Removal	\$ -	0.00% Paid By Tenant
Landscaping	\$ -	0.00% Paid By Tenant
Electric	\$ -	0.00% Paid By Tenant
Gas	\$ -	0.00% Paid By Tenant
Misc	\$ -	0.00% Paid By Tenant
TOTAL	\$ (8,947.98)	-15.11%
NOI	\$ 50,254.02	84.89%

Year 2	Year 3	Year 4	Year 5
\$ 5,032.17	\$ 5,132.81	\$ 5,235.47	\$ 5,340.18
\$ 60,386.04	\$ 61,593.76	\$ 62,825.64	\$ 64,082.15
\$ 60,386.04	\$ 61,593.76	\$ 62,825.64	\$ 64,082.15

Valuation \$679,108.38 7.7% Market Cap

\$661,407.75 \$674,635.90 \$688,128.62 \$701,891.19

Purchase Price	\$649,000.00
Loan 80% LTV	\$519,200.00
Down Payment	\$129,800.00
Closing Costs	\$ 9,735.00
Cash Invested	\$139,535.00
Interest Rate	3.65%
Months	240
Debt Service	(\$36,615.89)
Cash Flow	\$ 13,638.13
Cash on Cash	9.77%

\$ 14,643.21	\$ 15,668.40	\$ 16,714.08	\$ 17,780.68
10.49%	11.23%	11.98%	12.74%