

Proforma N Main Condos

UNIT	Bed/bath	SQ.FT	1st Level	2nd Level	3rd Level	4th Level	5th Level	
1	1/2	922	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$10,373
2	2/2	930	\$2,093	\$2,093	\$2,093	\$2,093	\$2,300	\$10,670
3	2/2	1004	\$2,259	\$2,259	\$2,259	\$2,259	\$2,500	\$11,536
4	2/2	1195	\$2,689	\$2,689	\$2,689	\$2,689	\$2,689	\$13,444
5	2/2	1325	\$2,981	\$2,981	\$2,981	\$2,981	\$2,981	\$14,906
		5376						
Rent per month		26880	\$12,096	\$12,096	\$12,096	\$10,000	\$10,000	<u>\$60,929</u>
Rent per year								<u>\$731,142</u>

ESTIMATED CASHFLOW**With 90% Occupancy**

Rent		\$658,028
Taxes	\$76,800	
Ins	\$20,000	
Management/Maintenance	\$32,901	<u>\$129,701</u>
Net income		<u>\$528,326</u>

Cap rate

NOI	\$528,326
Sales price	\$10,566,528
Cap rate	5.00