



ADDRESS	155 Gilbert Ave	Loan Amount	\$674,925
NUMBER OF UNITS	8	Down Payment	\$224,975
SALES PRICE	\$899,900	Interest Rate	7.0%
		LTV	75%
		Term Mo.	360

ANNUAL GROSS INCOME	ACTUAL	PROFORMA			RESIDENTIAL				
Apartment Units	\$105,660	\$120,600			UNITS	ACTUAL	PROFORMA	LEASE	
Coin Op Laundry		\$1,200			1/1	\$1,200	\$1,250	m-m	DMHAS
GROSS INCOME	\$105,660	\$121,800			1/1	\$1,280	\$1,300	8/14/2025	
					1/1	\$1,075	\$1,250	10/8/2024	
VACANCY FACTOR	ACTUAL	PROFORMA			1/1	\$1,075	\$1,250	8/31/2025	
Residential 5%	\$5,283	\$6,030			1/1	\$1,025	\$1,250	m-m	DMHAS
Total	\$5,283	\$6,030			1/1	\$1,025	\$1,250	m-m	DMHAS
EFFECTIVE GROSS INCOME	\$100,377	\$115,770			1/1	\$1,100	\$1,250	moving in soon	DMHAS
					1/1	\$1,025	\$1,250	m-m	DMHAS
ANNUAL EXPENSES	ACTUAL	PROFORMA			Monthly	\$8,865	\$10,050		
Real Estate Taxes	\$11,117	\$11,117			Annual	\$105,660	\$120,600		
Insurance	\$5,000	\$5,000							
Water/Sewer	\$557	\$557							
Trash	\$4,700	\$4,700							
Gas/Electric	\$3,500	\$3,500							
Snow	\$700	\$700							
Management	\$5,019	\$5,789	5% of EGI						
Maintenance	\$5,019	\$5,789	5% of EGI						
TOTAL EXPENSES	\$35,612	\$37,151							
NET OPERATING INCOME (NOI)	\$64,765	\$78,619							
Principle & Interest Payment	\$53,883.51	\$53,883.51							
2nd Mortgage	\$0	\$0							
Total 1st & 2nd Mortgage	\$53,883.51	\$53,883.51							
DEBT SERVICE COVERAGE RATIO (DSCR)	1.20	1.46							
Monthly Mortgage Payment	\$4,490	\$4,490							
Net Income After Mortgage	\$10,882	\$24,735							
RETURN ON INVESTMENT (ROI)	4.8%	11.0%							
CAP RATE	7.2%	8.7%							

Information contained in this document has been compiled from various sources including MLS listings.
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