

PROFORMA

Property Address

654 Park ST Hartford CT

of Units

6

Sales Price	\$765,000
Loan Amount	\$573,750
Down Payment	\$191,250
Interest Rate	6.40%
Loan to Value	75.00%
Term Mo.	300

Gross Income- Annual Figures

Apartment Units	\$84,000
Commercial	\$48,000

Gross Income	\$132,000
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Vacancy Factor

Residential 5%	\$4,200
Commercial 10%	\$4,800
Total	\$9,000

Effective gross Income	\$123,000
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Expenses - Annual Figures

R/E Taxes	\$20,067
Insurance Premium	\$6,000
Maintenance (5% EGI)	\$6,150
Management (5% EGI)	\$6,150
Water/Sewer	\$720
Electric	\$1,000
H&HW	TPU
Trash	\$1,200

Total Expenses	\$41,287
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Net Operating Income (NOI)	\$81,713
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Principle and Interest Pmt	\$46,058.71
2nd Mtg Pmt (if applicable)	\$0
Annual Mortgages Totals	\$46,058.71

Debt Service Coverage Ratio	1.77
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Monthly mortgage, tax & Ins	\$3,838
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Net annual income after mortgage	\$35,654
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Return on investment (ROI)	18.6%
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Actual Cap Rate

PRO-FORMA Cap Rate	10.7%
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RESIDENTIAL PROFORMA

3 bed, 1 bath	\$1,750.00
3 bed, 1 bath	\$1,750.00
3 bed, 1 bath	\$1,750.00
3 bed, 1 bath	\$1,750.00

COMMERCIAL

1A	\$2,000.00
1B	\$2,000.00

Monthly	\$11,000.00
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Yearly	\$132,000.00
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