

	As Is	Proforma
Sales Price	\$499,000	\$499,000
Loan Amount	\$374,250	\$374,250
Down Payment	\$124,750	\$124,750
Interest Rate	6.25%	6.25%
Loan to Value	75.00%	75.00%
Term Mo.	360	360

Use Annual Figures

Gross Income

Apartment Units	\$66,000	\$72,000
Retail/Commercial Units		
Gross Income	\$66,000	\$72,000

Vacancy Factor

Residential	\$3,300	\$3,600
Commercial		
Total	\$3,300	\$3,600
Effective gross income	\$62,700	\$68,400

Expenses Annual Figures

R/E Taxes	\$12,361	\$12,361
Insurance Premium	\$3,200	\$3,200
Maintenance	\$3,300	\$3,600
Management	\$3,300	\$3,600
Water/Sewer	\$2,400	\$2,400
Electric	\$600	\$600
Heat & Hot Water		
Trash		
Reserves		
Other		
Total Expenses	\$25,161	\$25,761

Net Operating Income (NOI)	\$37,539	\$42,639
Yearly Debt Service (P&I only)	\$27,651.86	\$27,651.86
2nd Mtg Pmt (if applicable)		
Debt Service Coverage Ratio	1.36	1.54

Yearly NET Cash Flow	\$9,887	\$14,987
Return on investment (ROI)	7.9%	12.0%
Cap rate	7.5%	8.5%

DISCLAIMER: Information contained on and in this document regarding this listing has been compiled from various sources all of which may not be completely accurate. The individual that prepared this sheet makes no warranty or representation as to the accuracy of the information. All information that influences a decision to purchase a property should be independently verified.

RENT ROLL			
Unit #	BED	RENT	PROFORMA
1	3	\$1,300.00	\$1,800.00
2	3 - Vacant	\$1,800.00	\$1,800.00
3	1 - Vacant	\$1,200.00	\$1,200.00
4	1 - Vacant	\$1,200.00	\$1,200.00
		Monthly	\$5,500.00
		Yearly	\$66,000.00
			\$72,000.00