

**Mortgage Payment Breakdown:
536 Throgs Neck Expressway, Bronx NY
Asking Price: \$1,159,000**

		15% Down Payment	20% Down Payment
Example Offer	\$1,150,000	\$172,500	\$230,000
Mortgage Note Amount		\$1,035,000	\$920,000
Interest Rate (APR)		6%	6%
Monthly Mortgage Payment		\$6,205.35	\$5,515.86
Taxes	\$8,211	\$684	\$684
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Total Monthly Payment		-\$6,889.60	-\$6,200.11
Monthly Rental Income (actual)	\$6,894	\$6,894	\$6,894
Monthly Rental Income (pro-forma)	\$8,700	\$8,700	\$8,700
Monthly Revenue (Actual-1BR Vacant)		\$4	\$694
Monthly Revenue (Pro-forma-No Vacancies)		\$1,810	\$2,500
Annual Revenue (Pro-forma-No Vacancies)		\$21,725	\$29,999

* Mortgage Rates represent a 30-year fixed mortgage.

** Does not include Private Mortgage Insurance (PMI) and actual figures may vary. Please consult your lender for the most accurate rates.

*** Note on PMI: LESS than 20% down payment may result to PMI, which is approximately \$55 per month for every \$100,000 financed (until mortgagor has 75-80% loan-to-value).

**** Expenses not including insurance and DEP (water) charges. 4 electricity meters correspond to each unit in the property.