

Property Address	Current Value	Number of Units	Monthly P&I (Assume 7% rate, 25% down on blanket DSCR loan \$1.6M)
10 Worthington	\$165,000	1	
25 Grove	\$150,000	1	
8/10 Grove	\$275,000	2	
110/112 Andes	\$400,000	5	
72 Madison	\$215,000	2	
135 North	\$200,000	2	
79/81 Wadsworth	\$195,000	2	
Total	\$1,600,000	15	\$7,984

Property Address	Monthly Utilities Paid by Owner	Water/Sewer	Trash
10 Worthington	N/A		
25 Grove	N/A		
8/10 Grove	Water/Sewer	\$105.00	
110/112 Andes	Water/Sewer, Trash	\$215.00	\$124.00
72 Madison	Water/Sewer	\$133.00	
135 North	Water/Sewer	\$75.00	
79/81 Wadsworth	N/A		
Total		\$528.00	\$124.00

Annual P&I (Assume 7% rate, 25% down on blanket DSCR loan \$1.6M)	Monthly Property Tax
	\$422.74
	\$253.45
	\$536.56
	\$855.76
	\$374.88
	\$426.74
	\$482.36
\$95,808	\$3,352
Utilities (Monthly)	Utilities (Annual)
	\$0.00
	\$0.00
\$105.00	\$1,260.00
\$339.00	\$4,068.00
\$133.00	\$1,596.00
\$75.00	\$900.00
	\$0.00
\$652.00	\$7,824.00

Annual Property Tax	Monthly Insurance
\$5,072.92	\$48.67
\$3,041.45	\$36.00
\$6,438.71	\$97.83
\$10,269.10	\$258.83
\$4,498.60	\$77.75
\$5,120.85	\$73.75
\$5,788.35	\$87.58
\$40,230	\$680
Monthly Maintenance Budget (5% Gross Rent)	Annual Maintenance Budget (5% of Gross Rent)
\$80	\$954
\$74	\$882
\$154	\$1,851
\$222	\$2,667
\$131	\$1,568
\$119	\$1,425
\$111	\$1,332
\$889.88	\$10,679

Annual Insurance	Monthly Gross Rent	Annual Gross Rent	Cap Rate Based on Current Market Value
\$584	\$1,590	\$19,080	7.56%
\$432	\$1,470	\$17,640	8.86%
\$1,174	\$3,085	\$37,020	9.56%
\$3,106	\$4,445	\$53,340	8.31%
\$933	\$2,613	\$31,350	10.58%
\$885	\$2,375	\$28,500	10.08%
\$1,051	\$2,220	\$26,640	9.47%
\$8,165	\$17,798	\$213,570	9.17%
Monthly All In Costs (P&I, Taxes, Insurance, Utilities, Maintenance)	Annual All In Costs (P&I, Taxes, Insurance, Utilities, Maintenance)	NOI	Annual Cash Flow (Gross Rents minus All In Costs)
		\$12,469.08	
		\$13,284.55	
		\$26,296.29	
		\$33,229.90	
		\$22,754.90	
		\$20,169.15	
		\$18,468.65	
\$13,558.79	\$162,705.48	\$146,672.52	\$50,864.52

DSCR Ratio For Entire Package			
1.53			
Monthly Cash Flow (Gross Rents minus All In Costs)			
\$4,238.71			

