

Address 201-207 Chester

List price

Unit	Monthly	Annual
Apt 1	1,300	15,600
Apt 2	1,300	15,600
Apt 3	1,300	15,600
Apt 4	1,300	15,600
Store	1,200	14,400
Garages	2,200	26,400
Total	8,600	103,200
Less vacancies		10,320
Total annual income		92,880
Less:		
Taxes		22,272
Mgmt. Fee by %		0
Mgmt. Fee fixed		0
Heat		0
Electric		
Water & Sewer		
Insurance		4,000
Maintenance		3,000
Reserve		10,320
Land & Snow		
Cleaning/other		0
Total annual expense		39,592
Net annual income		53,288
Net monthly income		4,441

Months 300

Vac. Rate	10%
Int. Rate	6.500%
% Down	25%
Close cost	13,000

Mgmt. %	0.00%
OR	
Mgmt. fee	0 (monthly)

Reserve	10%
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Purchase price	590,000
25% down payment	147,500
Closing costs	13,000
Cash outlay	160,500
Renovations	75,000
Mortgage pmt	-3,406
Net monthly income	1,034
Net annual income	12,411
Return on cash	7.73%
Cap rate	9.03%