1 TUCKS ROAD - BROOKFIELD

*ALPHA CAPITAL REALTY

Monthly Operating Income Number of Units			
lumber of Units		As Is	Pro Forma
M		13	16
erage Monthly Rent per Unit	Total Destablished	900.00	
	Total Rental Income	11,700.00	
Vacancy and Credit Losses	T. (1) (5.00%	
ban Mandhir Innana (Income	Total Vacancy Loss	585.00	
er Monthly Income (laundry, ven	Gross Monthly Operating Income	11,115.00	47 490 25
	Gross Monthly Operating Income	11,115.00	17,489.25
onthly Operating Expense	s		
operty Management Fees			
epairs and Maintenance			
al Estate Taxes			
ental Property Insurance			
ndscaping			
eaning			
ommon Utilities			
Vater and Sewer			
Garbage			
Electric			
Heat			
est Control			
counting and Legal			
	Monthly Operating Expenses	3,890.25	5,491.24
et Operating Income (NOI)			
tal Annual Operating Income		133,380.00	
tal Annual Operating Expense		46,683.00	
	Annual Net Operating Income	86,697.00	143,976.12
ıpitalization Rate and Valu	lation		
sined Conitalization Data		0.500/	7.050/
sired Capitalization Rate	D 1 1/1 1: (0ff D:)	6.50%	7.25%
•	Property Valuation (Offer Price)	1,333,800.00	1,985,877.52
·	· · · · · · · · · · · · · · · · · · ·	1,333,800.00 1,150,000.00	1,985,877.52 1,300,000.00
·	Property Valuation (Offer Price) Actual Capitalization Rate	1,333,800.00	1,985,877.52
tual Purchase Price	· · · · · · · · · · · · · · · · · · ·	1,333,800.00 1,150,000.00	1,985,877.52 1,300,000.00
otual Purchase Price	· · · · · · · · · · · · · · · · · · ·	1,333,800.00 1,150,000.00 7.54%	1,985,877.52 1,300,000.00 11.08%
etual Purchase Price Dan Information Dan Payment	· · · · · · · · · · · · · · · · · · ·	1,333,800.00 1,150,000.00 7.54%	1,985,877.52 1,300,000.00 11.08% 325,000.00
ctual Purchase Price Dan Information Dan Payment Dan Amount	· · · · · · · · · · · · · · · · · · ·	1,333,800.00 1,150,000.00 7.54% 287,500.00 862,500.00	1,985,877.52 1,300,000.00 11.08% 325,000.00 975,000.00
ctual Purchase Price Dan Information Down Payment Ian Amount Equisition Costs and Loan Fees	· · · · · · · · · · · · · · · · · · ·	1,333,800.00 1,150,000.00 7.54% 287,500.00 862,500.00 8,625.00	1,985,877.52 1,300,000.00 11.08% 325,000.00 975,000.00 9,750.00
ctual Purchase Price Dan Information Day Payment Inan Amount Equisition Costs and Loan Fees Ength of Mortgage (years)	· · · · · · · · · · · · · · · · · · ·	1,333,800.00 1,150,000.00 7.54% 287,500.00 862,500.00 8,625.00 30	1,985,877.52 1,300,000.00 11.08% 325,000.00 975,000.00 9,750.00 30
ctual Purchase Price Dan Information Day Payment an Amount quisition Costs and Loan Fees ngth of Mortgage (years)	Actual Capitalization Rate	1,333,800.00 1,150,000.00 7.54% 287,500.00 862,500.00 8,625.00 30 6.500%	1,985,877.52 1,300,000.00 11.08% 325,000.00 975,000.00 9,750.00 30 6.500%
tual Purchase Price Dan Information Dan Payment an Amount quisition Costs and Loan Fees ngth of Mortgage (years)	Actual Capitalization Rate	1,333,800.00 1,150,000.00 7.54% 287,500.00 862,500.00 8,625.00 30 6.500% 296,125.00	1,985,877.52 1,300,000.00 11.08% 325,000.00 975,000.00 9,750.00 30 6.500% 325,000.00
tual Purchase Price Dan Information Dan Payment an Amount quisition Costs and Loan Fees ngth of Mortgage (years)	Actual Capitalization Rate Initial Investment Monthly Mortgage Payment (PI)	1,333,800.00 1,150,000.00 7.54% 287,500.00 862,500.00 8,625.00 30 6.500% 296,125.00 5,451.59	1,985,877.52 1,300,000.00 11.08% 325,000.00 975,000.00 9,750.00 30 6,500% 325,000.00 6,162.66
tual Purchase Price Dan Information wn Payment an Amount quisition Costs and Loan Fees ngth of Mortgage (years)	Actual Capitalization Rate Initial Investment Monthly Mortgage Payment (PI) Annual Interest	1,333,800.00 1,150,000.00 7.54% 287,500.00 862,500.00 8,625.00 30 6.500% 296,125.00 5,451.59 55,778.66	1,985,877.52 1,300,000.00 11.08% 325,000.00 975,000.00 9,750.00 30 6.500% 325,000.00 6,162.66 63,054.14
tual Purchase Price pan Information win Payment an Amount quisition Costs and Loan Fees ngth of Mortgage (years)	Actual Capitalization Rate Initial Investment Monthly Mortgage Payment (PI) Annual Interest Annual Principal	1,333,800.00 1,150,000.00 7.54% 287,500.00 862,500.00 8,625.00 30 6,500% 296,125.00 5,451.59 55,778.66 9,640.38	1,985,877.52 1,300,000.00 11.08% 325,000.00 975,000.00 9,750.00 30 6.500% 325,000.00 6,162.66 63,054.14 10,897.82
ctual Purchase Price pan Information pun Payment pan Amount quisition Costs and Loan Fees ength of Mortgage (years)	Initial Investment Monthly Mortgage Payment (PI) Annual Interest Annual Principal Total Annual Debt Service	1,333,800.00 1,150,000.00 7.54% 287,500.00 862,500.00 8,625.00 30 6.500% 296,125.00 5,451.59 55,778.66 9,640.38 65,419.04	1,985,877.52 1,300,000.00 11.08% 325,000.00 975,000.00 9,750.00 30 6,500% 325,000.00 6,162.66 63,054.14 10,897.82 73,951.96
ctual Purchase Price Dan Information Day Payment Inan Amount Equisition Costs and Loan Fees Ength of Mortgage (years)	Actual Capitalization Rate Initial Investment Monthly Mortgage Payment (PI) Annual Interest Annual Principal	1,333,800.00 1,150,000.00 7.54% 287,500.00 862,500.00 8,625.00 30 6,500% 296,125.00 5,451.59 55,778.66 9,640.38	1,985,877.52 1,300,000.00 11.08% 325,000.00 975,000.00 9,750.00 30 6.500% 325,000.00 6,162.66 63,054.14 10,897.82
coan Information wwn Payment an Amount quisition Costs and Loan Fees ngth of Mortgage (years) nual Interest Rate	Initial Investment Monthly Mortgage Payment (PI) Annual Interest Annual Principal Total Annual Debt Service	1,333,800.00 1,150,000.00 7.54% 287,500.00 862,500.00 8,625.00 30 6.500% 296,125.00 5,451.59 55,778.66 9,640.38 65,419.04	1,985,877.52 1,300,000.00 11.08% 325,000.00 975,000.00 9,750.00 30 6,500% 325,000.00 6,162.66 63,054.14 10,897.82 73,951.96
coan Information own Payment oan Amount cquisition Costs and Loan Fees ength of Mortgage (years) nnual Interest Rate	Initial Investment Monthly Mortgage Payment (PI) Annual Interest Annual Principal Total Annual Debt Service	1,333,800.00 1,150,000.00 7.54% 287,500.00 862,500.00 8,625.00 30 6.500% 296,125.00 5,451.59 55,778.66 9,640.38 65,419.04	1,985,877.52 1,300,000.00 11.08% 325,000.00 975,000.00 9,750.00 30 6,500% 325,000.00 6,162.66 63,054.14 10,897.82 73,951.96
	Initial Investment Monthly Mortgage Payment (PI) Annual Interest Annual Principal Total Annual Debt Service DEBT SERVICE RATIO	1,333,800.00 1,150,000.00 7.54% 287,500.00 862,500.00 8,625.00 30 6.500% 296,125.00 5,451.59 55,778.66 9,640.38 65,419.04 1.33	1,985,877.52 1,300,000.00 11.08% 325,000.00 975,000.00 9,750.00 30 6,500% 325,000.00 6,162.66 63,054.14 10,897.82 73,951.96 1.95
ctual Purchase Price coan Information come Payment can Amount cquisition Costs and Loan Fees congth of Mortgage (years) contained interest Rate ash Flow and ROI Tota	Initial Investment Monthly Mortgage Payment (PI) Annual Interest Annual Principal Total Annual Debt Service DEBT SERVICE RATIO	1,333,800.00 1,150,000.00 7.54% 287,500.00 862,500.00 8,625.00 30 6.500% 296,125.00 5,451.59 55,778.66 9,640.38 65,419.04 1.33	1,985,877.52 1,300,000.00 11.08% 325,000.00 975,000.00 9,750.00 30 6.500% 325,000.00 6,162.66 63,054.14 10,897.82 73,951.96 1.95

Note: This spreadsheet should only be used for informational and educational purposes. Please verify calculations and seek professional assistance before making financial decisions.