

# 1 TUCKS ROAD - BROOKFIELD



Monthly Operating Income		As Is	Pro Forma
Number of Units		13	16
Average Monthly Rent per Unit		900.00	
	Total Rental Income	11,700.00	
% Vacancy and Credit Losses		5.00%	
	Total Vacancy Loss	585.00	
Other Monthly Income (laundry, vending, parking, etc.)			
<b>Gross Monthly Operating Income</b>		<b>11,115.00</b>	<b>17,489.25</b>

Monthly Operating Expenses			
Property Management Fees			
Repairs and Maintenance			
Real Estate Taxes			
Rental Property Insurance			
Landscaping			
Cleaning			
Common Utilities			
- Water and Sewer			
- Garbage			
- Electric			
- Heat			
Pest Control			
Accounting and Legal			
<b>Monthly Operating Expenses</b>		<b>3,890.25</b>	<b>5,491.24</b>

Net Operating Income (NOI)			
Total Annual Operating Income		133,380.00	
Total Annual Operating Expense		46,683.00	
<b>Annual Net Operating Income</b>		<b>86,697.00</b>	<b>143,976.12</b>

Capitalization Rate and Valuation			
Desired Capitalization Rate		6.50%	7.25%
	<b>Property Valuation (Offer Price)</b>	<b>1,333,800.00</b>	<b>1,985,877.52</b>
Actual Purchase Price		1,150,000.00	1,300,000.00
	Actual Capitalization Rate	7.54%	11.08%

Loan Information			
Down Payment		287,500.00	325,000.00
Loan Amount		862,500.00	975,000.00
Acquisition Costs and Loan Fees		8,625.00	9,750.00
Length of Mortgage (years)		30	30
Annual Interest Rate		6.500%	6.500%
	Initial Investment	296,125.00	325,000.00
	Monthly Mortgage Payment (PI)	5,451.59	6,162.66
	Annual Interest	55,778.66	63,054.14
	Annual Principal	9,640.38	10,897.82
<b>Total Annual Debt Service</b>		<b>65,419.04</b>	<b>73,951.96</b>
<b>DEBT SERVICE RATIO</b>		<b>1.33</b>	<b>1.95</b>

25% Down  
75% LTV  
75% of Ask Price

Cash Flow and ROI			
	Total Monthly Cash Flow (before taxes)	<b>1,773.16</b>	<b>5,835.35</b>
	Total Annual Cash Flow (before taxes)	<b>21,277.96</b>	<b>70,024.16</b>
	Cash on Cash Return (ROI)	<b>7.19%</b>	<b>21.55%</b>

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