

All numbers provided are not guaranteed by seller, broker or agent. Buyer to conduct their own due diligence.							
	Current Financials	Proforma Financials	NOTES	Purchase Price			\$ 499,000
Current Rental Income	\$94,140	\$94,140		Equity	Purchase price per unit	\$41,583	
Other income	\$1,000	\$1,000				\$499,000	
Vacancy (5%)	\$4,757	\$4,757			Down Payment		\$ 124,750
Taxes	\$2,909	\$2,909			Closing Costs		\$ 5,000
Insurance	\$6,000	\$6,000			CAPEX		\$ -
Contract Services	\$1,200	\$1,200					
Electric	\$7,800	\$7,800	Owner pays all utilities				
Gas	\$3,228	\$3,228					
Water/sewer	\$6,300	\$6,300					
Trash	\$1,680	\$1,680		LTV		75%	\$ 374,250
Management Fee (10%)	\$9,038	\$9,038			Interest		6.5%
Est. Maintenance & Repairs (5%)	\$4,707	\$4,707			Amort (years)		25
Net Operating Income	\$47,521	\$47,521			Mortgage Pmt (Annual)		\$30,682
Cap Rate	9.52%	9.52%			Total Cost to Close		\$ 129,750
Total Units	12			NET OPERATING INCOME			\$ 47,521
RENT ROLL				Capitalization Rate			9.52%
Unit #	Current Rent	Proforma	Bed/Bath	Yearly Mortgage Payments			\$ 30,682
1	\$1,120	\$1,120	2/1	Net Cash Flow			\$ 16,839
2	\$875	\$875	1/1			DSCR	1.55
3	\$850	\$850	1/1			COC	12.98%
4	\$1,145	\$1,145	2/1				
5	\$1,125	\$1,125	2/1				
6	\$850	\$850	1/1				
7	\$950	\$950	2/1				
8	\$930	\$930	2/1				