

Monthly Operating Income	New Look & House of Telos	New Look	House of Telos
Number of Units	2	1	1
Average Monthly Rent per Unit	6,901.08	7,564.06	6,238.09
Total Rental Income	13,802.16	7,564.06	6,238.09
% Vacancy and Credit Losses	3.00%	3.00%	3.00%
Total Vacancy Loss	414.06	226.92	187.14
Other Monthly Income (Reimbursement Revenue)	4,093.97	1,776.15	2,317.82
Gross Monthly Operating Income	17,482.07	9,113.29	8,368.77

Monthly Operating Expenses	New Look & House of Telos	New Look	House of Telos
Sewer	65.00	27.95	37.05
Real Estate Taxes	2,210.49	978.13	1,259.98
Rental Property Insurance	67.83	33.92	33.92
Common Charges	1,790.86	770.07	1,020.79
- Property Management	690.11	378.20	311.90
- Landscaping			
- Parking			
- Snow			
Monthly Operating Expenses	4,824.29	2,188.27	2,663.64

Net Operating Income (NOI)	New Look & House of Telos	New Look	House of Telos
Total Annual Operating Income	209,784.78	109,359.48	100,425.24
Total Annual Operating Expense	57,891.46	26,259.28	31,963.73
Annual Net Operating Income	151,893.33	83,100.20	68,461.51

Capitalization Rate and Valuation	New Look & House of Telos	New Look	House of Telos
Desired Capitalization Rate	7.25%		
Property Valuation (Offer Price)	2,095,080.36		
Actual Purchase Price	2,300,000.00	1,400,000.00	900,000.00
Actual Capitalization Rate	6.60%	6.25%	7.61%

Loan Information	New Look & House of Telos	New Look	House of Telos
Down Payment	805,000.00	350,000.00	315,000.00
Loan Amount	1,495,000.00	1,050,000.00	585,000.00
Acquisition Costs and Loan Fees	17,250.00	10,500.00	6,750.00
Length of Mortgage (years)	25	25	25
Annual Interest Rate	6.250%	6.250%	6.250%
Initial Investment	822,250.00	350,000.00	315,000.00
Monthly Mortgage Payment (PI)	9,862.06	6,926.53	3,859.07
Annual Interest	92,711.48	65,115.09	36,278.41
Annual Principal	25,633.21	18,003.26	10,030.39
Total Annual Debt Service	118,344.69	83,118.34	46,308.79
DEBT SERVICE RATIO	1.28	1.00	1.48

Cash Flow and ROI	New Look & House of Telos	New Look	House of Telos
Total Monthly Cash Flow (before taxes)	2,795.72	(1.51)	1,846.06
Total Annual Cash Flow (before taxes)	33,548.64	(18.14)	22,152.72
Cash on Cash Return (ROI)	4.08%	-0.01%	7.03%

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