

9842 W 22nd PL 4-Plex Financials

Unit	Lease Expiration	Unit Mix	Approx Sqft	Current Income	Market Year 1	HUD FMR Year 2	Year 3
Income							
9842 2bd	Mo to Mo	2bd, 1ba		\$1,600	\$1,650	\$1,800	\$1,850
9846 2bd	9/30/2026	2bd, 1ba		\$1,650	\$1,700	\$1,800	\$1,850
9852 2bd up	Mo to Mo	2bd, 1ba		\$1,700	\$1,750	\$1,800	\$1,850
9856 3bd	Mo to Mo	3bd, 2ba		\$2,100	\$2,100	\$2,300	\$2,350
Monthly			total	\$7,050	\$7,200	\$7,700	\$7,900
Vacancy				5%	5%	5%	5%
Annual Income				\$80,370	\$82,080	\$87,780	\$90,060

Expenses (Approximate)	Current	Year 1	Year 2	Year 3
Gas/electric	tenant paid	tenant paid	tenant paid	tenant paid
Water/sewer/Trash	\$2,400	\$2,400	\$2,400	\$2,400
Property Taxes	\$3,929	\$3,929	\$4,008	\$4,088
Maintenance	\$3,600	\$3,672	\$3,745	\$3,820
Property Insurance	\$4,800	\$4,800	\$4,896	\$4,994
Annual Expense	\$14,729	\$14,801	\$15,049	\$15,302
Average Monthly	\$1,227	\$1,233	\$1,254	\$1,275

Estimate
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Net Opp Income	\$65,641	\$67,279	\$72,731	\$74,758
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List Price/Value	\$1,065,000	\$1,096,950	\$1,129,859	\$1,163,754
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Cap Rate	Current	Year 1	Year 2	Year 3
	6.16%	6.32%	6.83%	7.02%

Purchase Price	\$1,065,000			
Down Payment %	25%			
Down Payment Amount	\$266,250			
Loan amount	\$798,750			
Annual Interest Rate	6.50%			
PI Payments	\$5,049			
Net Operating Income	\$65,641	\$67,279	\$72,731	\$74,758
Annual Debt Service	\$60,584	\$60,584	\$60,584	\$60,584
Annual Cash Flow	\$5,057	\$6,695	\$12,147	\$14,174

\$25,000
Cap Ex improvement cost to achieve Proforma rents estimated

Cash on Cash Return	1.90%	2.30%	4.17%	4.87%
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Yr 1 Principal Reduction	\$9,247.48	\$9,247.48	\$9,848.57	\$10,488.73
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Total Return	4.91%	5.47%	7.55%	8.47%
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Total Return (Inc Appreciation)		16%	35%	55%
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* Expenses assume 2% annual appreciation
 * List Price/Value assumes 3% annual Appreciation