585 Maine Avenue, Farmingdale, Maine Multi Family

Property: 585 Maine Avenue, Farmingdale, Maine

SOURCES & USES

Equity	Amount	%	Aquisition	Amount	%	Bank Terms	Amount	Assumtions	Amount
Bank	$300,000.00	75.00%	Purchase Price	$400,000.00	100.00%	Interest Rate	5.95%	Rent Escalator	2.50%
Bridge	$0.00	0.00%	Hard Costs	$0.00	0.00%	Amortization (years)	25	Expense Escalator	0.00%
Investor	$100,000.00	25.00%	Soft Costs	$0.00	0.00%	Length (years)	10	Cap Rate Value	6.75%
TOTAL	$400,000.00	100.00%		$400,000.00	100.00%				

INCOME

Tenant	Unit	SF	Monthly Base Rent	Annual Base Rent	Notes	% Occupied		Lease Type	Expiration
Apartment	1	--	$1,500.00	$18,000.00	2 Bedroom, 1 Bath	100.00%		Gross	TAW
Apartment	2	--	$1,500.00	$18,000.00	2 Bedroom, 1 Bath	100.00%		Gross	TAW
Apartment	3	--	$1,000.00	$12,000.00	2 Bedroom, 1 Bath	100.00%		Gross	TAW
Apartment	4	--	$1,000.00	$12,000.00	1 Bedroom, 1 Bath	100.00%		Gross	TAW
Pro forma	5	--	$1,200.00	$14,400.00	1 Bedroom, 1 bath	100.00%		Gross	TAW
Office	Office Building	--	$1,000.00	$12,000.00	Office w/ 1 half bath	100.00%		Gross	TAW
Base Total		**2,600**	**$3,000.00**	**$86,400.00**		**200.00%**	**$0.00**		
Vacancy				*-$4,320.00*					
GROSS INCOME	10	2,600	$3,000.00	$82,080.00		100.00%	$0.00		

REIMBURSED LANDLORD EXPENSES

Item	PSF	% of Gross Income	% of Expenses	Amount	Vendor	Notes
Real Estate Taxes	$2.90	9.18%	22.75%	$7,537.66	City of Farmingdale	
Water & Sewer	$0.92	2.92%	7.24%	$2,400.00	Gardiner Water District	
Management	$0.00	0.00%	0.00%	$0.00	CORE Management	
Electricity	$3.85	12.18%	30.18%	$10,000.00	CMP	
Insurance	$1.73	5.48%	13.58%	$4,500.00	Varney Agency	
Building R&M	$1.73	5.48%	13.58%	$4,500.00	Estimate	
Plowing	$1.15	3.65%	9.05%	$3,000.00	Private vendor	
Trash	$0.46	1.46%	3.62%	$1,200.00	Trash	
TOTAL	$11.13	40.37%	100.00%	$33,137.66		
NOI				**$48,942.34**		

DEBT & YIELD

Item	Amount	Notes
Acquisition Total	$400,000.00	Purchase Price + Soft Costs + Hard Costs
Investment	$100,000.00	AT - TD
Total Debt	$300,000.00	Bank note
NOI	$48,942.34	I - E
Annual Debt Payment	$23,084.94	See Amortization Schedule below
Cash Flow	$25,857.40	NOI - ADP
Return on Investment	25.86%	CF / Investment
DCSR	2.12	NOI / ADP
Debt Yield	16.31%	NOI / TD
Cap rate	12.24%	NOI / PP

LOAN CALCULATOR

Item	Amount
Period Length (Months)	300
Interest Rate (Monthly)	0.50%
Monthly Payment	$1,923.75

7-YEAR PROJECTION

Item	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Gross Income	$82,080.00	$84,132.00	$86,235.30	$88,391.18	$90,600.96	$92,865.99	$95,187.64
Total Expenses	$33,137.66	$33,137.66	$33,137.66	$33,137.66	$33,137.66	$33,137.66	$33,137.66
NOI	$48,942.34	$50,994.34	$53,097.64	$55,253.52	$57,463.30	$59,728.33	$62,049.98
Debt payment	$23,084.94	$23,084.94	$23,084.94	$23,084.94	$23,084.94	$23,084.94	$23,084.94
Cash Flow	$25,857.40	$27,909.40	$30,012.70	$32,168.58	$34,378.36	$36,643.38	$38,965.03
DCSR	2.120	2.209	2.300	2.393	2.489	2.587	2.688
Assumed Cap Rate	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%
Market Value	$725,071.70	$755,471.70	$786,631.70	$818,570.70	$851,308.18	$884,864.09	$919,258.90
Loan Balance	$294,619.91	$288,910.82	$282,852.63	$276,423.98	$269,602.22	$262,363.32	$254,681.75
Enterprise Value	$430,451.80	$466,560.88	$503,779.07	$542,146.72	$581,705.95	$622,500.77	$664,577.15
ROI	25.86%	53.77%	83.78%	115.95%	150.33%	186.97%	225.93%
Estimated Cost of Sale							$55,155.53
Net Sale Proceeds							$609,421.61
IRR							45.87%