

Property Income & Expenses with Proforma

Property Address:

321 Main & 439 Maple, Castleford

| | |
|-----------------------|-------------------|
| Purchase Price | \$ 995,000 |
|-----------------------|-------------------|

| Expenses Per Year | % | \$ | % | \$ |
|-------------------------------|---------------|------------------|---------------|------------------|
| Taxes | 5.20% | \$ 6,171 | 4.36% | \$ 5,681 |
| Insurance | 2.16% | \$ 2,564 | 1.99% | \$ 2,600 |
| Water / Sewer | 8.50% | \$ 10,084 | 7.74% | \$ 10,100 |
| Garbage | 1.83% | \$ 2,168 | 1.69% | \$ 2,200 |
| Gas | 0.00% | \$ - | 0.00% | \$ - |
| Electricity | 2.03% | \$ 2,405 | 1.92% | \$ 2,500 |
| Irrigation | 0.00% | \$ - | 0.00% | \$ - |
| Advertising | 0.00% | \$ - | 0.00% | \$ - |
| Supplies | 0.00% | \$ - | 0.00% | \$ - |
| Maintenance | 3.42% | \$ 4,052 | 5.52% | \$ 7,200 |
| Lawn | 1.20% | \$ 1,422 | 1.15% | \$ 1,500 |
| Snow Removal | 0.00% | \$ - | 0.00% | \$ - |
| Pest Control | 0.00% | \$ - | 0.00% | \$ - |
| Management off site | 5.00% | \$ 5,930 | 5.00% | \$ 6,521 |
| Management on site | 5.00% | \$ 5,930 | 5.00% | \$ 6,521 |
| Accounting / Legal | 0.00% | \$ - | 0.00% | \$ - |
| Miscellaneous | 0.00% | \$ - | 0.00% | \$ - |
| Telephone | 0.00% | \$ - | 0.00% | \$ - |
| Pool | 0.00% | \$ - | 0.00% | \$ - |
| HOA | 0.00% | \$ - | 0.00% | \$ - |
| Replacements | 0.00% | \$ - | 0.00% | \$ - |
| Total Expense Per Year | 34.34% | \$ 40,726 | 34.37% | \$ 44,824 |

| | | | |
|-----------------------------|-------------------|------------------|------------------|
| Net Operating Income | Per Year: | \$ 77,874 | \$ 85,603 |
| | Per Month: | \$ 6,489 | \$ 7,134 |

| Debt Service | Loan Total | Int Rate | Payment |
|-------------------------------|-------------------|-----------------|----------------|
| years 75% 1st Mortgage | 0 | 0.00% | \$ - |
| years 2nd Mortgage | 0 | 0.00% | \$ - |
| years 3rd mortgage | 0 | 0.00% | \$ - |

| | |
|-----------------------------------|-------------|
| Total Monthly Debt Service | \$ - |
|-----------------------------------|-------------|

This information is made available by:

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| | Current | Proforma |
|------------------------------------|----------------|-----------------|
| Monthly Cash flow | \$6,489 | \$7,134 |
| Cap Rate | 7.8% | 8.6% |
| Debt Service Coverage Ratio | 0.00 | 0.00 |
| If the Target CAP Rate is: | 0.0% | |
| The Approximate Value is: | \$0 | \$0 |

| | | | |
|------------------------|------------|---------------------------|--------------|
| Down Payment: | \$ 995,000 | Total Cash out of Pocket: | \$ 1,014,900 |
| Approx. Closing Costs: | \$ 19,900 | Cash on Cash Percentage: | 8% |
| Deferred Maintenance: | \$ - | | |

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