## SUTTON CENTRAL COMMERCIAL REAL ESTATE

completely renovated in 2018 along with 3 other units. Self managed.Annual Income Laundry Income\$ 14 per unit/n\$ 1,17Gross Annual Income Vacancy Loss\$ 2%\$ (1,66Suite Mix:Effective Gross Income\$ 81,761, bachelor 1, 1 bedroomManagement Fee0% Caretaker\$ -0% \$ 2,94Financing: \$ 573,000(proposed)\$ 1,876 /unit/yr \$ 13,13\$ 13,13Financing: \$ 573,000S 309,000\$ 1,114 /unit/yr \$ 573,000\$ -6,51Down Payment: Proposed financing is based on 65% of list price, amortized over a 25 year term.Total Expenses \$ 5,289 /unit\$ 309,000Notes:Capitalization Rate is: Cash flow after debt service is:\$ 5,07 \$ 309,000\$ 309,000	PROPERTY PROFORMA 10030- 151 Street		
This is a 3 story, wood-frame construction building. Exterior is mainly brisk and siding columns. Gable   roof. Hot water heating system. Fire upgrades 6200   completed. Most of the units have been upgraded 4, 1 bedroom 920-975   with new carpet. Well maintained property. All units above grade. Main floor units have walk out patio, 920-975   upper units have balconies. Bachelor unit was Gross Monthly Income \$6,85   completely renovated in 2018 along with 3 other Gross Annual Income \$82,26   units. Self managed. Gross Annual Income \$83,43   Suite Mix: Gross Income \$81,76   1, bachelor \$81,76 \$81,76   1, bedroom \$81,76 \$81,76   1, 1 bedroom \$83,43 \$930 \$930   Monthly Pl = \$3,666 \$35,000 \$930 \$6,61   Monthly Pl = \$3,66	Asking Price\$ 882,000 / 126,000 per unitYear Built1974LegalPlan 6538ET Block 42 Lot 5Site Area8105 square feetParkingpaved and energizedChattelswasher /dryer - leasedThe building is located in the West sideneighborhood of West Jasper Place. The areaconsists mainly of multifamily housing. Close access		
This is a 3 story, wood-frame construction building. Exterior is mainly brisk and siding columns. Gable   completed. Most of the units have been upgraded 2, bachelor 900   with new carpet. Well maintained property. All units above grade. Main floor units have walk out patio, 920-975   upper units have balconies. Bachelor unit was 6,85   completely renovated in 2018 along with 3 other Gross Monthly Income \$ 6,85   units. Self managed. Gross Annual Income \$ 82,26   1, bachelor \$ 14 per unit/n \$ 1,17   Gross Annual Income \$ 83,43   Vacancy Loss -2% \$ 00%   1, bachelor \$ 81,66   1, bedroom Management Fee 0%   1, 1 bedroom \$ 573,000   Down Payment: \$ 309,000   Monthly PI = \$ 3,666   Annual PI = \$ 4,3992   Interest Rate 6,00%   Proposed financing is based on 65% of list price, arrorized over a 25 year term. \$ 5,289 /unit or 45,27%   Notes: Capitalization Rate is: 5,07   Capitalization Rate is: \$ 309,000 \$ 309,000   Mottes: 5,070 \$ 309	Description:	INCOME & EXPENSES	
upper units have balconies. Bachelor unit was completely renovated in 2018 along with 3 other units. Self managed.Gross Monthly Income\$ 6,85 Annual IncomeSuite Mix:Laundry Income\$ 14 per unit/n\$ 1,17Gross Annual Income\$ 14 per unit/n\$ 1,16Suite Mix:Effective Gross Income\$ 81,761, bachelorManagement Fee0%\$ -1, 1 bedroomCaretaker\$ 35 /unit/mo\$ 2,94Utilities(actual)\$ 1,876 /unit/yr\$ 6,51Down Payment:\$ 309,000Taxes(actual)\$ 2023Interest Rate6.00%\$Proposed financing is based on 65% of list price, 	This is a 3 story, wood-frame construction building. Exterior is mainly brisk and siding columns. Gable roof. Hot water heating system. Fire upgrades completed. Most of the units have been upgraded with new carpet. Well maintained property. All units	2, bachelor @ 900 4, 1 bedroom @ 920-975	
Suite Mix:Effective Gross Income\$ 81,761, bachelor1, 1 bedroomEXPENSES: (estimated)	completely renovated in 2018 along with 3 other	Annual Income\$82,260Laundry Income\$14 per unit/n\$Gross Annual Income\$83,436	
1, 1 bedroomManagement Fee0%\$-Caretaker\$35 /unit/mo\$2,94Utilities(actual)\$1,876 /unit/yr\$13,13Insurance(actual)\$1,114 /unit/yr\$7,79\$573,000Repair & Mntce (actual)\$930 /unit/yr\$6,51Down Payment:\$309,000Taxes(actual)\$930 /unit/yr\$6,64Monthly PI =\$3,666MiscellaneousInterest Rate6.00%Total Expenses\$37,02Proposed financing is based on 65% of list price, amortized over a 25 year term.\$5,289 /unitor45.27%-Notes:Capitalization Rate is:5.075.075.07Cash required is:\$309,00\$5.07Cash flow after debt service is:\$309,00	Suite Mix:		
Interest Rate6.00%Total Expenses\$ 37,02Proposed financing is based on 65% of list price, amortized over a 25 year term.\$ 5,289 /unitor45.27%Net Operating Income\$ 44,74Notes:Capitalization Rate is: Cash required is: Cash flow after debt service is:\$ 309,00	1, 1 bedroom <u>Financing:</u> (proposed) \$ 573,000 <u>Down Payment:</u> \$ 309,000 Monthly PI = \$ 3,666	Management Fee   0%   \$   -     Caretaker   \$   35   /unit/mo   \$   2,940     Utilities   (actual)   \$   1,876   /unit/yr   \$   13,132     Insurance   (actual)   \$   1,114   /unit/yr   \$   7,798     Repair & Mntce (actual)   \$   930   /unit/yr   \$   6,510     Taxes   (actual)   2023   \$   6,640	
Proposed financing is based on 65% of list price, amortized over a 25 year term. \$ 5,289 /unit or 45.27%   Net Operating Income \$ 44,74   Notes: Capitalization Rate is: 5.07   Cash required is: \$ 309,00   Cash flow after debt service is: \$ 75	· ,		
Cash required is:\$ 309,00Cash flow after debt service is:\$ 75	Proposed financing is based on 65% of list price,	\$ 5,289 /unit or 45.27%	
		Cash required is:\$ 309,000Cash flow after debt service is:\$ 755Cash on cash return is:0.24%Return on equity is:14.48%	