

9842 W 22nd PL 4-Plex Financials

Unit	Lease Expiration	Unit Mix	Approx Sqft	Current Income	Year 1	Year 2	Year 3
Income							
2bd		2bd, 1ba		\$1,600	\$1,650	\$1,700	\$1,750
2bd		2bd, 1ba		\$1,650	\$1,700	\$1,750	\$1,800
2bd up		2bd, 1ba		\$1,700	\$1,750	\$1,800	\$1,850
3bd		3bd, 1ba		\$2,100	\$2,100	\$2,150	\$2,200
Monthly			total	\$7,050	\$7,200	\$7,400	\$7,600
Vacancy				5%	5%	5%	5%
Annual Income				\$80,370	\$82,080	\$84,360	\$86,640

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	\$69,311	\$71,338
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List Price/Value	\$1,095,000	\$1,127,850	\$1,161,686	\$1,196,536
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Cap Rate	Current	Year 1	Year 2	Year 3
	5.99%	6.14%	6.33%	6.51%

Purchase Price	\$1,095,000			
Down Payment %	20%			
Down Payment Amount	\$219,000			
Loan amount	\$876,000			
Annual Interest Rate	6.50%			
PI Payments	\$5,537			
Net Operating Income	\$65,641	\$67,279	\$69,311	\$71,338
Annual Debt Service	\$66,443	\$66,443	\$66,443	\$66,443
Annual Cash Flow	-\$802	\$836	\$2,868	\$4,895

\$20,000
Cap Ex improvement cost to achieve Proforma rents estimated

Cash on Cash Return	-0.37%	0.35%	1.20%	2.05%
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Yr 1 Principal Reduction	\$10,141.84	\$10,141.84	\$10,801.06	\$11,503.13
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Total Return	3.91%	4.59%	5.72%	6.86%
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Total Return (Inc Appreciation)		18%	38%	60%
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* Expenses assume 2% annual appreciation
 * List Price/Value assumes 3% annual Appreciation

West Peak Properties

Brad Uhlig and Jay Peterson



120,989,727 Monthly Rate	0.005416667
Amortization Period (year)	30
Amortization Period (month)	360