		Sales Price	\$ 700,000	\$ 100,000 /unit
Property	28 Hill St	Loan Amount	\$ 525,000	
	Waterbury	Down Payment	\$ 175,000	
		Interest Rate	6.50%	
# units	7	Loan to Value	75.00%	
Residential	7	Term Mo.	300	

Actual

**Proforma** 



Gross Income		
Apartment Units	\$ 85,200	\$ 132,000
Gross Income	\$ 85,200	\$ 132,000

## **Vacancy and Credit loss Factor**

**Use Annual Figures** 

Effective gross Income	\$ 80.940	\$ 125,400
Total	\$ 4,260	\$ 6,600
Residential 5%	\$ 4,260	\$ 6,600

Expenses Annual Figures			
R/E Taxes (Actual)	\$ 10,460	\$ 10,460	
Insurance Premium (Actual)	\$ 5,600	\$ 5,600	Estimate
Management Actual VS 5% of EGI	\$ 4,047	\$ 6,270	
Maintenance Actual VS 5% of EGI	\$ 4,047	\$ 6,270	
Electric- Common Area	\$ 360	\$ 360	
Water & Sewer	\$ 3,500	\$ 3,500	Estimate
Total Expenses	\$ 28,014	\$ 32,460	

Net Operating Income (NOI)	\$ 52,926	\$ 92,940
Principal and Interest Pmt	\$ 42,538	\$ 42,538
2nd Mtg Pmt (if applicable)	\$ -	\$ -
Total Principal and Interest Pmt	\$ 42,538	\$ 42,538
Debt Service Coverage Ratio	1.24	2.18
Monthly mortgage payment	\$ 3,545	\$ 3,545
Net income after mortgage	\$ 10,388	\$ 50,402
Return on investment (ROI)	5.9%	28.8%
Cap rate	7.6%	13.3%

## Vianeliz Henriquez 203-707-7259 henriquezvianeliz06@gmail.com

<u>Unit</u>	Unit Type	Ac	Actual Rent		<u>Proforma</u>	
1	3 Bed	\$	1,100	\$	1,600	
2	3 Bed	\$	1,150	\$	1,600	
3	3 Bed	\$	1,000	\$	1,600	
4	3 Bed	\$	1,250	\$	1,600	
5	3 Bed	\$	700	\$	1,600	
6	3 Bed	\$	1,000	\$	1,600	
7	2 Bed	\$	900	\$	1,400	
Monthly		\$	7,100	\$	11,000	
Yearly		\$	85,200	\$	132,000	

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