3108 E 4th

Income	Listing Annual Rent	Listing - Proforma Annual Rent
Total Yearly Income	$140,781.96	$183,660.00
Net Gross Rent	$ 140,781.96	$ 183,660.00
Gross Yearly Income	$ 140,781.96	$ 183,660.00
3% Vacancies	$ 4,223.46	$ 5,509.80
Total Net Yearly Income	$ 136,558.50	$ 178,150.20
Expenses		
Real Estate Tax	$ 17,487.50	$ 17,487.50
Insurance	$ 8,500.00	$ 8,500.00
Trash	$ 5,400.00	$ 5,400.00
Utilties	$ 15,500.00	$ 15,500.00
Repairs & Maint	$ 4,500.00	$ 4,500.00
City fees	$ 210.00	$ 210.00
Total Expenses	$ 51,597.50	$ 51,597.50
Net Income	$ 84,961.00	$ 126,552.70
Debt	$ (65,074.00)	$ (65,074.00)
Cash Flow	$ 19,887.00	$ 61,478.70
% return	4.06%	12.56%
Costs		
Purchase Price	$1,399,000	$1,399,000
Down Payment	$489,650	$489,650
Total cash out	$489,650	$489,650
Total Cost	$1,399,000	$1,399,000
Purchase Cap Rate	6.07%	9.05%

Assumes 35% down, 5.95% rate, 30yr Amort

	GRM	GRM
	9.94	7.62