

All numbers provided are not guaranteed by seller, broker or agent. Buyer to conduct their own due diligence.									
	Current Financials	Proforma Financials	NOTES	Purchase Price					\$ 523,000
Current Rental Income	\$99,600	\$112,200		Equity	Purchase price per unit		\$37,357		
Other income	\$1,000	\$2,500					\$523,000		
Vacancy (5%)	\$5,030	\$5,735			Down Payment			\$	104,600
Taxes	\$7,837	\$7,837			Closing Costs			\$	5,230
Est. Insurance	\$3,500	\$3,500			CAPEX			\$	-
Contract Services	\$500	\$500							
Electric	\$2,400	\$2,400							
Estimated Gas	\$3,610	\$3,610	Seller has only owned since April of this year.						
Water/sewer	\$9,600	\$9,600							
Trash	\$2,640	\$2,640		LTV		80%		\$	418,400
Management Fee (10%)		\$10,897	<i>Owner self manages</i>		Interest		7.0%		
Est. Maintenance & Repairs (5%)	\$4,980	\$5,610			Amort (years)		30		
Net Operating Income	\$60,503	\$62,372			Mortgage Pmt (Annual)				\$33,717
Cap Rate	11.57%	11.93%			Total Cost to Close			\$	109,830
Total Units	14				NET OPERATING INCOME			\$	60,503
RENT ROLL					Capitalization Rate				11.57%
Unit #	Current Rent	Proforma	Bed/Bath		Yearly Mortgage Payments			\$	33,717
1	\$550.00	\$650.00	Studio	Net Cash Flow				\$	26,786
2	\$600.00	\$650.00	Studio				DSCR		1.79
3	\$600.00	\$650.00	Studio						
4	\$400.00	\$650.00	Studio				COC		24.39%
5	\$600.00	\$650.00	Studio						
6	\$600.00	\$650.00	Studio						
7	\$600.00	\$650.00	Studio						
8	\$600.00	\$650.00	Studio						
9	\$600.00	\$650.00	Studio						
10	\$600.00	\$650.00	Studio						
11	\$600.00	\$650.00	Studio						
12	\$600.00	\$650.00	Studio						
13	\$850.00	\$850.00	2/1						
14	\$500.00	\$700.00	1/1						