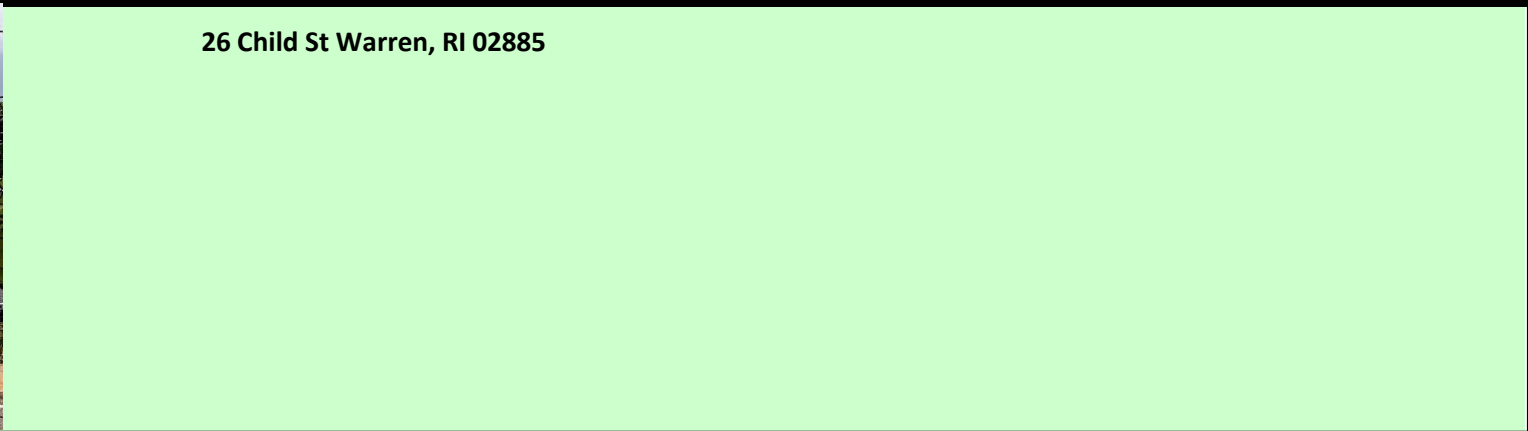




Price	\$ 2,100,000		
Equity	525,000	25.0%	
Mortgage	1,575,000	75.0%	
		100.0%	
Mortgage Interest Rate	7.0%		
Mortgage Term - years	25		
Number of units	11		
Price per unit	\$ 190,909		
		2026	2027 Projections
NOI cap rate		4.5%	8.8%
Return on Investment (Net Cashflow before Mortgage Amortization / Equity)		-4.5%	11.9%
Return on Investment (Net Cashflow after Mortgage Amortization / Equity)		-8.9%	7.5%
DSCR (Cashflow after Cap Reserve / Total Debt Repayment)		0.65	1.29
DSCR (Cashflow after Cap Reserve / Mortgage Interest)		0.79	1.57
Breakeven occupancy (excluding capital reserves)		111%	70%
Income Multiplier		14.5	8.6

			Rent	Potential Rent		
	Beds	Baths	Current	Month	Year	
Art Store	1000sq		2,000	2,100	25,200	Electric included
Consignment Store	1000sq		1,500	1,600	19,200	
Unit 1	2	1	1,900	2,000	24,000	
Unit 2	3	1	2,050	2,100	25,200	
Unit 3	1	1	1,500	1,600	19,200	
Unit 4	1	1	1,400	1,400	16,800	
Unit 5	1	1	1,350	1,400	16,800	
Unit 6	2	1	1,850	1,900	22,800	
Unit 7	2	1	1,700	1,800	21,600	
Unit 8	2	1	1,850	1,900	22,800	
35 Market St	1	1	1,650	1,700	20,400	
Attic Loft 8	1	1	1,500	1,600	19,200	
	16	10	20,250	21,100	253,200	

		2022 Rent & Expenses	Potential Rent & Projected Expenses
INCOME			
Gross Rents		148,800	253,200
Vacancy rate	3.0%	4,464	7,596
Net Rents		144,336	245,604
Laundry			
OPERATING EXPENSES			
Insurance		5,481	5,481
Real Estate Taxes		10,018	10,018
Repairs & Maintenance	5.0%	7,217	12,280
Management Fee	5.0%	7,217	12,280
Dumpster Fee		1,800	1,800
Land scape/Snow removal		580	580
Utilities		12,772	12,727
Fire Alarm Quarterly		400	400
Water		3,180	3,180
Sewer		1,771	1,771
Total Operating Expenses		50,436	60,517
Net Operating Income (NOI)		93,900	185,087
Capital Reserves	5.0%	7,217	12,280
Cash flow after cap reserve and before mortgage int.		86,684	172,806
Mortgage Interest		110,360	110,360
Net Cashflow		(23,677)	62,446
Mortgage Amortization		23,221	23,221
Total Annual Mortgage Payment		133,581	133,581