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<u>Income</u>	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	<u>\$ 136,558.50</u>	<u>\$ 178,150.20</u>
<u>Expenses</u>		
Real Estate Tax	\$ 16,237.50	\$ 16,237.50
Insurance	\$ 8,500.00	\$ 8,500.00
Trash	\$ 5,400.00	\$ 5,400.00
Utilities	\$ 15,500.00	\$ 15,500.00
Repairs & Maint	\$ 4,500.00	\$ 4,500.00
City fees	\$ 210.00	\$ 210.00
Total Expenses	<u>\$ 50,347.50</u>	<u>\$ 50,347.50</u>
Net Income	<u>\$ 86,211.00</u>	<u>\$ 127,802.70</u>
Debt	\$ (60,422.00)	\$ (60,422.00)
Cash Flow	\$ 25,789.00	\$ 67,380.70
% return	5.67%	14.82%
Costs		
Purchase Price	\$1,299,000	\$1,299,000
Down Payment	\$454,650	\$454,650
Total cash out	\$454,650	\$454,650
Total Cost	\$1,299,000	\$1,299,000
Purchase Cap Rate	<u>6.64%</u>	<u>9.84%</u>

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

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It is your responsibility to independently confirm its accuracy and completeness.

Any projections, opinions, assumptions or estimates used are for example only.

The presence of molds may adversely affect the property and the health of some.

If you have questions or concerns regarding this issue conduct further investigations.