

<b>All numbers provided are not guaranteed by seller, broker or agent. Buyer to conduct their own due diligence.</b>								
	Current Financials	Proforma Financials	NOTES	Purchase Price			\$	499,000
Current Rental Income	\$94,140	\$94,140		Equity	<b>Purchase price per unit</b>		\$62,375	
Other income	\$1,000	\$1,000					\$499,000	
Vacancy (5%)	\$4,757	\$4,757			Down Payment			\$ 124,750
Taxes	\$2,909	\$2,909			Closing Costs			\$ 5,000
Insurance	\$6,000	\$6,000			CAPEX			\$ -
Contract Services	\$1,200	\$1,200						
Electric	\$7,800	\$7,800	Owner pays all utilities					
Gas	\$3,228	\$3,228						
Water/sewer	\$6,300	\$6,300						
Trash	\$1,680	\$1,680		LTV		75%		\$ 374,250
Management Fee (10%)	\$9,038	\$9,038			Interest		6.5%	
Est. Maintenance & Repairs (5%)	\$4,707	\$4,707			Amort (years)		25	
Net Operating Income	\$47,521	\$47,521			Mortgage Pmt (Annual)			\$30,682
Cap Rate	9.52%	9.52%		Total Cost to Close				\$ 129,750
Total Units	8			<b>NET OPERATING INCOME</b>				\$ 47,521
<b>RENT ROLL</b>				<b>Capitalization Rate</b>				9.52%
Unit #	Current Rent	Proforma	Bed/Bath	<b>Yearly Mortgage Payments</b>				\$ 30,682
1	\$1,120	\$1,120	2/1	<b>Net Cash Flow</b>				\$ 16,839
2	\$875	\$875	1/1			DSCR		1.55
3	\$850	\$850	1/1			COC		12.98%
4	\$1,145	\$1,145	2/1					
5	\$1,125	\$1,125	2/1					
6	\$850	\$850	1/1					
7	\$950	\$950	2/1					
8	\$930	\$930	2/1					