

CURRENT FIGURES				PROFORMA				Tenants	Unit	Type	Current	Market
	18-22	39-43	Combined		18-22	39-43	Combined					
Purchase	\$599,000	\$799,000	\$1,399,000	Purchase	\$599,000	\$799,000	\$1,398,000	SAMUEL NYARUSUMBA NDABU	18-22 Maple Grove Avenue - 1	FixedWithRollover	\$975	\$1,100
# Units	6	8	14	# Units	6	8	14	DEMARION CAMERON JOHNSON	18-22 Maple Grove Avenue - 2	FixedWithRollover	\$950	\$1,100
Price Per Unit	\$99,833	\$99,875	\$99,929	Price Per Unit	\$99,833	\$99,875	\$99,857	MYRALIS BERRIOS, JOSE JAVIER REYES	18-22 Maple Grove Avenue - 3	FixedWithRollover	\$995	\$1,100
# Units	6	8	14	# Units	6	8	14	CARRIE ANN JOSEPH	18-22 Maple Grove Avenue - 4	FixedWithRollover	\$950	\$1,100
Down payment %	30%	30%	30%	Down payment %	30%	30%	30%	MICHAEL KAMINSKI	18-22 Maple Grove Avenue - 5	FixedWithRollover	\$950	\$1,100
Down payment \$	\$179,700	\$239,700	\$419,700	Down payment \$	\$179,700	\$239,700	\$419,400	AYSHA THOMAS	18-22 Maple Grove Avenue - 6	FixedWithRollover	\$975	\$1,100
Months of Interest Only	0	0	0	Months of Interest Only	0	0	0	FRANSISCO REYES	39 Maple Grove Avenue - 1	FixedWithRollover	\$995	\$1,100
Loan Balance	\$419,300	\$559,300	\$979,300	Loan Balance	\$419,300	\$559,300	\$978,600	DANIEL GILLIAM	39 Maple Grove Avenue - 2	FixedWithRollover	\$950	\$1,100
Estimated closing costs	\$11,980	\$15,980	\$13,990	Estimated closing costs	\$11,980	\$15,980	\$13,980	CARLA ASHLEY RODGERS	39 Maple Grove Avenue - 3	FixedWithRollover	\$850	\$1,100
Total Acquisition Cost	\$610,980	\$814,980	\$1,412,990	Total Acquisition Cost	\$610,980	\$814,980	\$1,411,980	DAWN GAGLIANO	39 Maple Grove Avenue - 4	FixedWithRollover	\$850	\$1,100
INCOME				INCOME				BRYAN EDWARDS, ERICA RUIZ	39 Maple Grove Avenue - 5	FixedWithRollover	\$950	\$1,100
Average Monthly Rent	\$966	\$934	\$948	Average Monthly Rent	\$1,100	\$1,100	\$1,100	ALEXIS CHANDLER	39 Maple Grove Avenue - 6	FixedWithRollover	\$950	\$1,100
Gross Potential income	\$69,540	\$89,640	\$159,180	Gross Potential income	\$79,200	\$105,600	\$184,800	FREDRIKA L DEBOSE	39 Maple Grove Avenue - 7	FixedWithRollover	\$950	\$1,100
Vacancy 5%	(\$3,477)	(\$4,482)	(\$7,959)	Vacancy 5%	(\$3,960)	(\$5,280)	(\$9,240)	MANAL MOHAMED ELBANNA	39 Maple Grove Avenue - 8	FixedWithRollover	\$975	\$1,100
Concessions	\$0	\$0	\$0	Concessions	\$0	\$0	\$0			Monthly	\$13,265	\$15,400
Bed Debt	\$0	\$0	\$0	Bed Debt	\$0	\$0	\$0			Yearly	\$159,180	\$184,800
Adjusted Revenue	\$66,063	\$85,158	\$151,221	Adjusted Revenue	\$75,240	\$100,320	\$175,560					
Other Income	\$0	\$0	\$0	Other Income	\$0	\$0	\$0					
Utility Reimbursement (Water/Sewer)	\$0	\$0	\$0	Utility Reimbursement (Water/Sewer)	\$0	\$0	\$0					
Utility Reimbursement (Gas/Electric)	\$0	\$0	\$0	Utility Reimbursement (Gas/Electric)	\$0	\$0	\$0					
Trash Reimbursement	\$0	\$0	\$0	Trash Reimbursement	\$0	\$0	\$0					
Laundry	\$2,000	\$3,000	\$5,000	Laundry	\$2,000	\$3,000	\$5,000					
Garage Parking	\$0	\$0	\$0	Garage Parking	\$0	\$0	\$0					
Total Other income	\$2,000	\$3,000	\$5,000	Total Other income	\$2,000	\$3,000	\$5,000					
Total Effective Gross Revenue	\$68,063	\$88,158	\$156,221	Total Effective Gross Revenue	\$77,240	\$103,320	\$180,560					
EXPENSES (actuals)				EXPENSES (actuals)								
Advertising	\$0	\$0	\$0	Advertising	\$0	\$0	\$0					
Contract Services (waste management)	\$0	\$1,526	\$1,526	Contract Services (waste management)	\$0	\$1,526	\$1,526					
Snow removal/Lawn	\$1,200	\$1,200	\$2,400	Snow removal/Lawn	\$1,200	\$1,200	\$2,400					
Gas (actuals)	\$2,189	\$3,355	\$5,544	Gas (actuals)	\$2,189	\$3,355	\$5,544					
Electric (actuals)	\$1,107	\$1,091	\$2,198	Electric (actuals)	\$1,107	\$1,091	\$2,198					
Insurance (actuals)	\$2,779	\$3,706	\$6,485	Insurance (actuals)	\$2,779	\$3,706	\$6,485					
Property Taxes (actuals)	\$10,800	\$13,938	\$24,738	Property Taxes (actuals)	\$10,800	\$13,938	\$24,738					
Management (5%)	\$3,477	\$4,482	\$7,959	Management (5%)	\$3,960	\$5,280	\$9,240					
Repairs material (actuals)	\$1,428	\$1,754	\$3,182	Repairs material (actuals)	\$1,428	\$1,754	\$3,182					
Water/Sewer (actuals)	\$666	\$1,379	\$2,045	Water/Sewer (actuals)	\$666	\$1,379	\$2,045					
Reserves	\$1,200	\$1,600	\$2,800	Reserves	\$1,200	\$1,600	\$2,800					
Total Expenses	\$24,846	\$34,031	\$58,877	Total Expenses	\$25,329	\$34,829	\$60,158					
Total Expenses	\$24,846	\$34,031	\$58,877	Total Expenses	\$25,329	\$34,829	\$60,158					
Net Operating Income (NOI)	\$43,217	\$54,127	\$97,344	Net Operating Income (NOI)	\$51,911	\$68,491	\$120,402					
Summary				Summary								
Debt Service	\$33,037	\$44,067	\$77,159	Debt Service	\$33,037	\$44,067	\$77,104					
Interest Rate	6.20%	6.20%	6.20%	Interest Rate	6.20%	6.20%	6.20%					
Amortization (Years)	25	25	25	Amortization (Years)	25	25	25					
Cash flow after debt service	\$10,180	\$10,060	\$20,185	Cash flow after debt service	\$18,874	\$24,424	\$43,298					
Cap Rate (NOI/Sales Price)	7.21%	6.77%	6.96%	Cap Rate (NOI/Sales Price)	8.67%	8.57%	8.61%					
Debt Coverage Ratio	1.31	1.23	1.26	Debt Coverage Ratio	1.57	1.55	1.56					