

**Investment and Rent Analysis: 934 Wood Street, Latrobe PA 15650**

<b>Purchase Details</b>		
Purchase Price	<b>\$275,000.00</b>	
Down payment %	25%	
Downpayment	\$68,750.00	
Closing Costs @ 6%	\$16,500.00	Estimate
Total Cost of Purchase	\$291,500.00	Price + Closing Costs
Total Invested Equity	\$85,250.00	Initial Owner Investment (estimate \$62,912)
Mortgage Amount	\$206,250.00	30 year
Rate	6.88%	Estimates
Appreciation Rate	2.00%	
<b>Cash Flow</b>		
Annual Gross Income	\$51,132.00	
Estimated Vacancy Rate	5%	\$2,556.60
Effective Gross Income	<b>\$48,575.40</b>	
<b>Operating Expenses</b>		
Property Tax	\$3,587.00	From Public Record
Insurance	\$1,745.00	Actual Owners Insurance
Garbage	1,535.90	From Owner Records
Electric	2,804.14	From Owner Records
Gas	1,839.75	From Owner Records
Water / Sewer	948.00	Estimate based on average, repaired leak added \$
Repairs/Maint/SSA/Telephone	\$3,886.03	8% Estimated
Property Management	\$3,886.03	8% Estimated (building is currently self managed)
	<b>\$20,231.85</b>	
Net Operating Income (NOI)	\$28,343.55	
<b>Cap Rate</b>	<b>10.31%</b>	NOI / Purchase Price

<b>Current Rent</b>		Term
Apt 1	\$1,045.00	12/24 - 12/25
Apt 2	\$885.00	5/24 - 5/25
Apt 3	\$1,035.00	6/25-6/26
Apt 4	\$770.00	New Lease 8/25
Barber (Vacant)**	\$451.00	Prior Amt Vacant
Coin Op	\$75.00	Estimated
	<b>\$4,261.00</b>	

\*\*Barber Shop is now vacant  
could stay shop or become studio / 1 bedroom

7,127.79

\$7,772.06

**Investment analysis is provided for buyer's convenience only**

**Projected value, appreciation and cash flow are estimated, can change at any time and are NOT GUARANTEED**

**Operating Expenses are provided by seller or estimated and are intended to be accurate but NOT GUARANTEED**

**Buyer's must complete their own due diligence and make purchase decisions based on their own analysis**