

342 Blauvelt Rd	
Current income	
Unit 1 - 4 BR	\$ 2,600.00
Unit 2 - 4 BR	\$ 2,500.00
Unit 3 - 4 BR	\$ 3,300.00
Unit 4 - 4 BR	\$ 2,685.00
Unit 5 - 4 BR	\$ 2,300.00
Unit 6 - 4 BR	\$ 2,900.00
Unit 7 - 3 BR	\$ 2,100.00
Unit 8 - 3 BR - Vacant	\$ 2,900.00
Unit 9 - 3 BR - Vacant	\$ 2,900.00
Basement	\$ 1,150.00
Basement	\$ 900.00
Basement	\$ 1,390.00
Annually	\$ 331,500.00
Est. Expenses	
Real Estate Taxes	\$ 49,000.00
Insurance - Property & Casualty	\$ 7,000.00
Gas and Electric	\$ -
Water	\$ -
Garbage	\$ -
Landscaping	\$ 1,200.00
Management - 3%	\$ 9,945.00
Total expenses	\$ 67,145.00
NOI	\$ 264,355.00
Expense Ratio	20%
Purchase	
	\$ 4,700,000.00
Cap	6%
Units	9
Purchase per unit	\$ 522,222.22
Mortgage	
Mortgage Loan -75% LTP	\$ 3,525,000.00
Annual Debt Service - 6.8% Rate	(\$278,381.45)
Monthly Debt Service	\$ (23,198.45)
Cash flow	\$ (14,026.45)

342 Blauvelt Rd	
Potential income	
Unit 1 - 4 BR	\$ 3,500.00
Unit 2 - 4 BR	\$ 3,500.00
Unit 3 - 4 BR	\$ 3,500.00
Unit 4 - 4 BR	\$ 3,500.00
Unit 5 - 4 BR	\$ 3,500.00
Unit 6 - 4 BR	\$ 3,500.00
Unit 7 - 3 BR	\$ 2,900.00
Unit 8 - 3 BR - Vacant	\$ 2,900.00
Unit 9 - 3 BR - Vacant	\$ 2,900.00
Basement	\$ 1,300.00
Basement	\$ 1,300.00
Basement	\$ 1,300.00
Annually	\$ 403,200.00
Est. Expenses	
Real Estate Taxes	\$ 49,000.00
Insurance - Property & Casualty	\$ 7,000.00
Gas and Electric	\$ -
Water	\$ -
Garbage	\$ -
Landscaping	\$ 1,200.00
Management - 3%	\$ 12,096.00
Total expenses	\$ 69,296.00
NOI	\$ 333,904.00
Expense Ratio	17%
Purchase	
	\$ 4,700,000.00
Cap	7%
Units	9
Purchase per unit	\$ 522,222.22
Mortgage	
Mortgage Loan -75% LTP	\$ 3,525,000.00
Annual Debt Service - 6.8% Rate	(\$278,381.45)
Monthly Debt Service	\$ (23,198.45)
Cash flow	\$ 55,522.55