	Address:	32 Huntington Hartfor	d				
	Number of Units:	68		Proforma			
	Sales Price	\$5,900,000		Count	# Beds	Price	Total
	Loan Amount	\$4,425,000		1	4 Bed Townhouse	\$1,850.00	\$1,850.00
	Down Payment	\$1,475,000		22	3 Bed Townhouse	\$1,700.00	\$37,400.00
	Interest Rate	7.50%		19	2 Bed	\$1,550.00	\$29,450.00
	Loan to Value	75.00%		11	1 Bed	\$1,300.00	\$14,300.00
	Term Mo.	360		15	Studio	\$1,000.00	\$15,000.00
				68		Monthly	\$98,000.00
Use Annual Figures						Annual	\$1,176,000.00
Gross Income		Proforma					
Apartment Units *		\$1,176,000					
Office		, , ,					
Other							
Gross Income		\$1,176,000					
Vacancy Factor							
Residential 5%		\$58,800					
Commercial 10%		\$0					
Total		\$58,800					
Effective gross Income		\$1,117,200					
Expenses Annual Figures							
R/E Taxes		\$203,532					
Insurance Premium		\$43,087					
Water/Sewer		\$67,940					
Heating Gas/Propane		\$64,411					
Garbage		\$19,906					
Landscaping/Snow		\$6,572					
Electric		\$8,165					
Misc Repairs & Supplies		\$10,718					
Plumbing Heatin & Plumbing Main		\$2,241					
		\$14,817 \$55,860	(50/ ECI)				
Management		\$55,860	(5%EGI)				
Total Expenses		\$497,249					
Not Operating Income (NOI)		\$619,951					
Net Operating Income (NOI)							
Principle & Interest Payment		\$371,282.90					
2nd Mortgage		\$0					
Total 1st & 2nd Mortgage		\$371,282.90					

				1	
Debt Service Coverage Ratio: NOI/PI		1.67			
Debt Service Coverage Ratio: NOI/PI		1.07			
Monthly mortgage payment		\$30,940	 		
Net income after mortgage		\$248,669			
Return on investment (ROI)		16.9%			
Cap rate		10.5%			
Information contained in this docur		•			
various sources including MLS listin			 		
Berkshire Hathaway Home Services			 		
representation as to the accuracy o					
this property. All information that i					
purchase a listed property should b	e independently v	erified by			
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