

1070 Applebutter Road, Bethlehem, PA

Income

Gross Rents	\$	77,700
Vacancy	\$	-
Net Rent	\$	77,700

Owners Expenses

Taxes	\$	-	\$	1,757
Insurance	\$	-	\$	1,512
Water	\$	-	\$	657
Repairs	\$	-	\$	2,354
	\$	6,280	\$	6,280

Mortgage Terms			
Rate	7.00%		
Years	25 Payout		
Amount	\$ (492,000)	20%	of Purchase Price

NOI	\$	71,420
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Tenants	Monthly	Annual	Approx Expiration Date
Units 1-2	\$ 1,175	\$ 14,100	Spring, 2026
Units 3-4-5	\$ 1,650	\$ 19,800	Spring, 2025
Units 6-7-8	\$ 2,250	\$ 27,000	Fall, 2027
<u>Unit 9</u>	<u>\$ 1,400</u>	<u>\$ 16,800</u>	Spring, 2025
	\$ 6,475	\$ 77,700	

Proforma

Purchase Price	\$	615,000	
Deposit	\$	123,000	20%
Mortgage	\$	492,000	
Annual Payments	\$	41,728	

Total Investment

Deposit	\$	123,000	
Closing Costs	\$	20,000	Guesstimate
Investment	\$	143,000	
NOI	\$	71,420	
Payment	\$	41,728	
Net Profit	\$	29,692	

Cash on Cash	20.76%	Excluding deductions
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Date: 10/23/2024