	ADDRESS 2	Loan Amount	\$900,000							
	NUMBER OF UNITS 7			\$300,000						
Sì	SALES PRICE \$1,200,000		Down Payment Interest Rate	7.0%						
	-		LTV	75%						
S H Y G R A H A M E			Term Mo.	360						
BERKSHIRE HATHAWAY	116 Divinty (3 unite) can	be purchased separately								
	TTO DIVINITY (3 times) can	be purchased separately		Ι	1	1	1	Т	Т	Т
NNUAL GROSS INCOME	ACTUAL	PROFORMA		RESIDENTIAL		+				+
partment Units	\$111,600	\$162,000		UNIT MIX	ACTUAL	PROFORMA	LEASE THRU		+	+
et Fee	\$111,000	ψ102,000		ORT HILK	ACTUAL	FROTORMA	LEAGE HING			+
ate Fee				116 DIVINITY						+
ROSS INCOME	\$111.600	\$162.000		3 Bed	\$ 1,700,0	0 \$ 2,000.00	09/2026			+
TOO IT OF IT	<b>\$111,000</b>	ψ10 <b>2</b> ,000	_	3 Bed	. ,	0 \$ 2,000.00		1	+	+
ACANCY FACTOR	ACTUAL	PROFORMA		3 Bed		0 \$ 2,000.00			+	+
ACANCY FACTOR desidential 5%	\$5,580	\$8,100		3 Bed 3 Bed		0 \$ 2,000.00		_	_	+
					φ 1,600.C			+	+	+
commercial 10%	\$0	\$0		3 Bed		\$ 2,000.00			+	+
otal	\$5,580	\$8,100		3 Bed		0 \$ 2,000.00			-	+
FFECTIVE GROSS INCOME	\$106,020	\$153,900		2 Bed	, ,	0 \$ 1,500.00	m2m		-	_
			_	Monthly	\$ 9,300.0					
NNUAL EXPENSES	ACTUAL	PROFORMA		Annual	\$ 111,600.0	0 \$162,000.00		_	1	
Real Estate Taxes	\$10,450	\$10,450							1	
nsurance	\$6,800	\$6,800							1	
Vater/Sewer	\$3,000	\$3,000							1	
Electric (Common Area)	\$2,000	\$2,000								
lanagement	\$5,301	\$5,301	5%EGI							
Maintenance	\$5,301	\$5,301	5%EGI							
OTAL EXPENSES	\$32,852	\$32,852								
IET OPERATING INCOME (NOI)	\$73,168	\$121,048								
rinciple & Interest Payment	\$71,852.67	\$71,852.67								
nd Mortgage	\$0	\$0								
otal 1st & 2nd Mortgage	\$71,852.67	\$71,852.67								
EBT SERVICE COVERAGE RATIO (DSCI	R 1.02	1.68								
Ionthly Mortgage Payment	\$5,988	\$5,988								
let Income After Mortgage	\$1,315	\$49,195								
RETURN ON INVESTMENT (ROI)	0.4%	16.4%								
									İ	1
CAP RATE	6.1%	10.1%		İ		1				
									1	1
nformation contained in this document has be	en compiled from various sou	urces including MLS listings							1	
hy Grahame and Berkshire Hathaway Home S			curacy of the listing in	formation for thi	s property.				1	1
Il information that influences a decision to pur					- p.opony.				1	1
a monitation that amounted a decision to pur	onacc a notes property snot	a bo indopondently venilled by	y and paronasen.							
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