

# FINANCIAL INFORMATION

Sales Pro-Forma	Ann. Current Rent	Ann. Projected Rent
<b>Gross Possible Rental Income</b>	98,700.00	117,900.00
<b>Expenses</b>		
Insurance	5,000.00	5,000.00
Re Taxes	7,700.00	7,700.00
Water & Sewer	5,000.00	5,000.00
Repairs & Maintenance (2023)	4,410.00	5,850.00
Heating	3,600.00	3,600.00
Common Electric	1,200.00	1,200.00
Trash Removal	900.00	900.00
Vacany Rate(5%)	2 Units Vacant	5,850.00

	Ann. Current Rent	Ann. Projected Rent
<b>Total Operating Expenses</b>	28,335.00	29,295.00
<b>Net Income</b>	<b>70,365.00</b>	88,605.00
Debt Service	{47,880.17}	{47,880.17}
Net Income After Debt Service	<b>22,484.83</b>	40,724.83
<b>DSCR</b>	1.47	1.85

10 Unit - Residential	Units	CURRENT			PROJECTED			
		Ann. Rental	Mo. Rental	Ann. Rental	Mo. Rental	Description	Lease End Date	
<b>26 Belcher St</b>	<b>825,000.00</b>	<b>1</b>	12,600.00	1,050.00	12,600.00	1,050.00	1 Bed	Dec 2024
		<b>2</b>	12,600.00	1,050.00	12,600.00	1,050.00	1 Bed	Dec 2024
		<b>3</b>	12,600.00	1,050.00	12,600.00	1,050.00	1 Bed	Dec 2024
		<b>4</b>	12,600.00	1,050.00	12,600.00	1,050.00	1 Bed	Dec 2024
		<b>5</b>	12,600.00	1,050.00	12,600.00	1,050.00	1 Bed	Dec 2024
		<b>6</b>	12,600.00	1,050.00	12,600.00	1,050.00	1 Bed	Dec 2024
		<b>7</b>	12,600.00	1,050.00	12,600.00	1,050.00	1 Bed	Dec 2024
		<b>B1</b>	9600.00	875.00	10,500.00	875.00	Studio	Mar 2025
		<b>B2</b>	Vacant		9,600.00	800.00	Studio	Vacant
		<b>B3</b>	<b>Vacant</b>		9,600.00	800.00	Studio	Vacant
<b>Total</b>	<b>825,000.00</b>	<b>Total</b>	<b>98,700.00</b>	<b>8,225.00</b>	<b>117,900.00</b>	<b>9,825.00</b>		

LTV	70.00%	<b>Loan Info</b>
Loan Amount	669,300.00	
		<b>Years</b> 25
		<b>Months</b> 300
		<b>Interest Rate</b> 6.75%

