

Pro Forma Investment Summary

Purchase Price: \$425,000

Current Income

Source	Monthly	Annual
Unit 1	\$1,400	\$16,800
Unit 2	\$850	\$10,200
Shop (Unit 3)	\$1,200	\$14,400
Total	\$3,450	\$41,400

Pro Forma Income (Stabilized)

Source	Monthly	Annual
Unit 1	\$1,500	\$18,000
Unit 2	\$950	\$11,400
Shop (Unit 3)	\$1,400	\$16,800
Total	\$3,850	\$46,200

Estimated Expenses (30%): \$13,860

Net Operating Income (NOI): \$32,340

Pro Forma Cap Rate: 7.6%

Disclosure: Information deemed reliable but not guaranteed. These are estimated numbers and should be independently verified.