

# \$116,000

INCOME		16 Units		AVG RENT	TOTAL RENT
	10x25	12	@	\$86	\$1,032
	10x30	4	@	\$105	\$420
				MONTHLY	\$1,452
	LESS: VACANCY			4%	\$58.1
				MONTHLY	\$1,394
				<b>YEARLY</b>	<b>\$16,727</b>

EXPENSES					
	TAXES				\$3,534
	ELECTRICITY				\$600
	INSURANCE				\$976
	MANAGEMENT		7%		\$1,171
	Snow/Lawn				\$1,970
	<b>TOTAL EXPENSES AND % OF INCOME</b>			<b>49%</b>	<b>\$8,250</b>
	<b>NET YEARLY INCOME</b>				<b>\$8,477</b>

\$87,000	AMOUNT OF NEW MORTGAGE	25% DOWN PYMT	\$29,000
5.65%	INTEREST RATE		
240	NUMBER OF MONTHS AMORTIZE	0.47%	Cap Rate
\$606	MONTHLY PAYMENT		
\$7,270	YEARLY PAYMENTS		
	DCR (DEBT COVERAGE RATIO)		1.17
	YEARLY CASH FLOW	4.2%	\$1,206
	YEARLY LOAN REDUCTION YEAR 1 Return %	8.3%	\$2,417
	<b>TOTAL BENEFIT YEAR 1</b>	<b>12.5%</b>	<b>\$3,623</b>

This return does not take into consideration the tax advantages or appreciation of the property value.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information.