		Sale	s Price	\$	800,000	\$ 160,000	) /unit	
<b>Property</b>	28 Sexton St	Loan Amount		\$	600,000			
	New Britain	Down Payment		\$ 2	200,000			
		Interest Rate			6.75%		<u>Units</u>	<b>Unit Type</b>
# units	5	Loar	n to Value		75.00%		1	5 Bed/2Bath
Residential	5	Term Mo.			360		2A	2 Bed
							2B	2 Bed
							3A	2 Bed
	Use Annual Figures	<u>Actual</u>		<u>Pı</u>	<u>roforma</u>		3B	2 Bed
	Gross Income							
	Apartment Units	\$	92,424	\$	116,400		Monthly	
	Gross Income	\$	92,424	\$	116,400		Yearly	
						="		
	Vacancy and Credit loss Factor							
	5% Vacancy	\$	4,621	\$	5,820			
	Total	\$	4,621	\$	5,820			
	Effective gross Income	\$	87,803	\$	110,580			
	Expenses Annual Figures							
	R/E Taxes (Actual)	\$	11,662	\$	11,662			
	Insurance Premium	\$	3,500	\$	3,500	Estimate		
	Management 5% of EGI	\$	4,390	\$	5,529			
	Maintenance 5% of EGI	\$	4,390	\$	5,529			
	Water and Sewer	\$	2,500	\$		Estimate		
	Snow/Grounds	\$	1,200	\$		Estimate		
	Common Electric	\$	360	\$		Estimate		
	Total Expenses	\$	28,002	\$	30,280			
	Net Operating Income (NOI)	\$	59,801		80,300	Г		
	Principal and Interest Pmt	\$	46,699	\$	46,699			Group NE Inc.
	2nd Mtg Pmt (if applicable)	\$	-	\$	-			. All information
	Total Principal and Interest	\$	46,699	\$	46,699			eliable but is n
								, change of pri
	Debt Service Coverage Ratio	1.28			1.72			lity to indeper
	Manthely mantenage	φ	2 000	φ	2 000			on set forth in I
	Monthly mortgage payment	\$	3,892	\$	3,892			are provided a
	Net income after mortgage	\$	13,101		33,601		current or	future perforr
	Return on investment (ROI)		6.6%		16.8%			
	Can vota		7 50/		40.00/			
	Cap rate		7.5%		10.0%	L		

<u> </u>	<u>\ctual</u>	<u>Pro</u>	<u>oforma</u>	<u>Lease End</u>	<u>Notes</u>
\$	1,867	\$	2,500	0/2/01/2025	Sec 8
\$	1,455	\$	1,800	MTM	
\$	1,455	\$	1,800	MTM	
\$	1,600	\$	1,800		Vacant
\$	1,325	\$	1,800	MTM	
\$	7,702	\$	9,700		
\$ 9	92,424	\$ 1	16,400		

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