

Property Name			
Address		140 112th Ave, TI	725
Number of Units		5	750
			750
Revenues			850
Market Rent	Actual	\$49,725	
Loss to Lease		\$0	
Gross Rental Income		\$49,725	
Other Income			
Laundry Income		\$1,900	
Reimbursements			
Total Other Income		\$1,900	
Economic Loss			
Vacancy Loss (apt)	2.5%	\$1,243	
Other			
Total Economic Loss		\$1,243	
Effective Gross Income		\$50,382	
Operating Expenses			
Building Insurance		\$4,500	
Electric & Fuel Oil		\$960	
Landscaping/Pest Control		\$600	
Maintenance/Repairs	2.00%	\$995	
Real Estate Taxes		\$4,563	
Water/Sewer/Trash		\$4,800	
Total Operating Expenses		\$16,418	
Net Operating Income		\$33,964	
Property Name			
Financial Analysis			
Potential Purchase Price		\$485,000	
Price per Unit	5	\$97,000	
Price per Heated SF	2,612	\$186	
Lot Size	6,281	\$77	
Down Payment	0.35	\$169,750	
Loan Amount		\$315,250	
Interest Rate		6%	
Amortization Period (years)		30	
Annual Debt Service		\$22,666	
Capitalization Rate		7.0%	
Debt Service Coverage Ratio		1.50	
Cash on Cash Return		6.66%	
Gross Rent Multiplier		9.75	
Cash Flow		\$11,298	

Signature of Seller

Unit 1	1 - 1	850
Unit 2	1 - 1	850
Unit 3	1 - 1	850
Unit 4	1 - 1	850
Unit 5	2 - 1	1000

Projected		\$52,800	
		\$0	
		\$52,800	
		\$1,900	
		\$1,900	
2.5%		\$1,320	
		\$1,320	
		\$53,380	
		\$4,500	
		\$960	
		\$1,200	
2.00%		\$1,056	
		\$4,563	
		\$4,800	
		\$17,079	
		\$36,301	
		\$485,000	
5		\$97,000	
2,612		\$186	
6,281		\$77	
0.35		\$169,750	
		\$315,250	
		6%	
		30	
		\$22,666	
		7.5%	
		1.60	
		8.03%	
		9.19	
		\$13,635	