

## FINANCIALS

PRICE	
Price	\$2,799,000
Price per Unit	\$349,875
Price per Square Foot	\$615

RETURNS	CAP	GRM
2021	2.2%	25.5
Proforma	3.8%	14.9

FINANCING	
Loan Amount	\$1,959,300
Interest Rate	3.5%
Amortization Years	30 Years
LTV	70%
Down Payment	\$839,700
Payment	\$8,798.13

## UNIT MIX SUMMARY

UNIT TYPE	# UNITS	% OF TOTAL	AVERAGE RENT
1x1	8	100%	\$1750

## HISTORICAL & PROFORMA INCOME & EXPENSE

Income	Actual 2021	Proforma
Gross Rent	\$109,664	\$187,200
Less Vacancy Loss	0	\$9,360
New Rental Income	\$109,664	\$177,840
Total Income	\$109,664	\$177,840

Expenses	Actual 2021	Proforma
Repairs & Maintenance	\$6,753	\$2,400
Pest Control	\$479	\$479
Utilities	\$7,783	\$7,783
Landscaping	\$9,830	\$9,830
<b>Total Controllable Expenses</b>	<b>\$24,845</b>	<b>\$20,492</b>
Management Fee	\$1,008	\$8,892
Insurance	\$2,740	\$2,740
Taxes - Property	\$15,213	\$34,987
<b>Total Operating Expenses</b>	<b>\$18,961</b>	<b>\$46,619</b>
Cap Ex/Reserves	\$2,400	\$2,400
<b>Total Expenses</b>	<b>\$46,206</b>	<b>\$69,511</b>

<b>NOI After Reserves</b>	<b>\$63,458</b>	<b>\$108,329</b>
Debt Service	\$105,577	\$105,577
Cash Flow	-\$42,119	\$2,752
Cap Rate	2.2%	3.8%
Cash on Cash Return	-.05%	.003%