

Monthly Operating Income		Scenario A	
Number of Units		8	
Average Monthly Rent per Unit		1,050.00	
	Total Rental Income	8,400.00	-
% Vacancy and Credit Losses		5.00%	
	Total Vacancy Loss	420.00	-
Other Monthly Income (laundry, vending, parking, etc.)		-	
Gross Monthly Operating Income		7,980.00	-

Monthly Operating Expenses			
Property Management Fees		208.33	2,500.00
Repairs and Maintenance		125.00	1,500.00
Real Estate Taxes		1,060.83	12,730.00
Rental Property Insurance		433.33	5,200.00
Homeowners/Property Association Fees		-	
Replacement Reserve		-	
Utilities		500.00	6,000.00
- Water and Sewer		83.33	1,000.00
- Gas and Electricity		-	
- Garbage		-	
- Cable, Phone, Internet		-	
Pest Control		-	
Garb		-	
Water Sew		83.33	1,000.00
Accounting and Legal		-	
Advertising			
Monthly Operating Expenses		2,494.17	29,930.00

Net Operating Income (NOI)			
Total Annual Operating Income		95,760.00	-
Total Annual Operating Expense		29,930.00	
Annual Net Operating Income		65,830.00	

Capitalization Rate and Valuation			
Desired Capitalization Rate			
Property Valuation (Offer Price)			-
Actual Purchase Price		939,000.00	
	Actual Capitalization Rate	7.01%	-

Loan Information			
Down Payment		220,000.00	
Loan Amount		719,000.00	-
Acquisition Costs and Loan Fees		8,053.00	
Length of Mortgage (years)		30	
Annual Interest Rate		6.000%	
Initial Investment		228,053.00	-

Monthly Mortgage Payment (PI)	4,310.77	-
Annual Interest	42,899.82	-
Annual Principal	8,829.40	-
Total Annual Debt Service	51,729.22	-

Cash Flow and ROI		
Total Monthly Cash Flow (before taxes)	5,485.83	(29,930.00)
Total Annual Cash Flow (before taxes)	14,100.78	-
Total Monthly Cash	1,175.07	
Cash on Cash Return (ROI)	6.18%	

214 allen st new briten ct

Unit	quare footag	rent
A	3000	1700
B-C	1500	900
D	1500	850
E	3000	1100
F	3000	1100
G	3000	1100
H	1500	850
I	1500	850
sum	18000	8450