



PERFORMANCE PROJECTION

FINANCIAL INDICATORS

Property Address	208 Mcarthur	
Square Feet	2,889	
Initial Market Value	\$395,000.00	
Purchase Price	\$395,000.00	
Price Per Square Foot	\$136.73	
Initial Equity	0.0%	
Return on Investment	CASH	FINANCED
Cash-On-Cash	5.4%	3.7%
Capitalization Rate	5.4%	5.4%
Rent-to-Value	0.8%	0.8%

ACQUISITION COSTS AND MORTGAGE ASSUMPTIONS

	CASH	FINANCED
Down Payment Amount	\$395,000.00	\$98,750.00
Mortgage Interest Rate	N/A	4.20%
Loan Term (YR)	N/A	30
Down Payment (20% SFR, 25% Multifamily)	100.0%	25.0%
Loan Amount	\$0.00	\$296,250.00
Loan-To-Value Ratio	0.0%	75.0%
Monthly Principle and Interest	\$0.00	\$1,448.71
Lending Fees	\$0.00	\$1,765.00
Origination Fees (commercial loan = .005%)	\$0.00	\$1,600.00
Survey	\$0.00	\$165.00
Escrows	\$0.00	\$7,506.00
Insurance	\$0.00	\$2,006.00
Flood Insurance	\$0.00	\$0.00
Taxes (estimated cost, 12 months)	\$0.00	\$5,500.00
Title Costs and State Fees	\$993.00	\$1,449.00
Closing Protection Letter (CPL)	\$25.00	\$25.00
E-Recording Fee	\$10.00	\$10.00
Final Title Report	\$120.00	\$120.00
Lender's Title Insurance	\$0.00	\$53.00
Owner's Title Insurance	\$375.00	\$375.00
Closing Fee	\$150.00	\$150.00
Title Examination	\$200.00	\$200.00
Settlement Service Fee	\$100.00	\$100.00
Deed Filing Fee	\$13.00	\$13.00
Mortgage Filing Fee	\$0.00	\$13.00
Mortgage Cert. Fee	\$0.00	\$5.00
Mortgage Tax	\$0.00	\$60.00
Mobile Notary	\$0.00	\$325.00
Appraisal (\$400-\$600)	\$0.00	\$475.00
Inspections	\$795.00	\$795.00
Home Inspection	\$295.00	\$295.00
Termite Inspection	\$150.00	\$150.00
Sewer Inspection	\$250.00	\$250.00
Contractor Bid to Repair	\$100.00	\$100.00
Other Inspection(s)	\$0.00	\$0.00
Leasing Fees (only applicable on vacant properties)	\$0.00	\$0.00
Total Cash Investment	\$396,788.00	\$110,740.00

INCOME

	CASH		FINANCED	
	Monthly	Annually	Monthly	Annually
Gross Scheduled Income (GSI, separated by unit)	\$2,990.00	\$35,880.00	\$2,990.00	\$35,880.00
Total Income (Rent)	\$2,990.00	\$35,880.00	\$2,990.00	\$35,880.00
Total Income (Pet)	\$0.00	\$0.00	\$0.00	\$0.00
Total Income (Utilities)	\$0.00	\$0.00	\$0.00	\$0.00
Total Income (Rent)	\$0.00	\$0.00	\$0.00	\$0.00
Total Income (Pet)	\$0.00	\$0.00	\$0.00	\$0.00
Total Income (Utilities)	\$0.00	\$0.00	\$0.00	\$0.00
Total Income (Rent)	\$0.00	\$0.00	\$0.00	\$0.00
Total Income (Pet)	\$0.00	\$0.00	\$0.00	\$0.00
Total Income (Utilities)	\$0.00	\$0.00	\$0.00	\$0.00
Less Vacancy Losses (5% of GSI)	\$149.50	\$1,794.00	\$149.50	\$1,794.00
Gross Operating Income (GOI)	\$2,840.50	\$34,086.00	\$2,840.50	\$34,086.00

EXPENSES AND NET PERFORMANCE

	CASH		FINANCED	
	Monthly	Annually	Monthly	Annually
Less Total Operating Expenses	\$1,054.20	\$12,650.40	\$1,054.20	\$12,650.40
Less Insurance Premium	\$167.17	\$2,006.00	\$167.17	\$2,006.00
Less Flood Insurance Premium	\$0.00	\$0.00	\$0.00	\$0.00
Less Property Tax	\$458.33	\$5,500.00	\$458.33	\$5,500.00
Less Property Management (10% of GSI)	\$299.00	\$3,588.00	\$299.00	\$3,588.00
Less Repairs and Maintenance (3% of GSI)	\$89.70	\$1,076.40	\$89.70	\$1,076.40
Less Utilities	\$0.00	\$0.00	\$0.00	\$0.00
Less Landscaping	\$40.00	\$480.00	\$40.00	\$480.00
Less Annual HOA	\$0.00	\$0.00	\$0.00	\$0.00
Net Operating Income	\$1,786.30	\$21,435.60	\$1,786.30	\$21,435.60
Less Mortgage Principle and Interest	\$0.00	\$0.00	\$1,448.71	\$17,384.56
Before-Tax-Cash Flow (BTCF)	\$1,786.30	\$21,435.60	\$337.59	\$4,051.04