

79 Yaun Ave. Liberty NY 12754		Asking Price	\$ 4,500,000
<u>Rent roll</u>			
<u>Location</u>	<u>Details</u>	<u>Monthly rent</u>	<u>Annual rent</u>
Unit 1	3 bed 1 Ba	\$1,212.75	\$ 14,553.00
Unit 2	3 bed 1 Ba	\$1,522.50	\$ 18,270.00
Unit 3	3 bed 1 Ba	\$1,050.00	\$ 12,600.00
Unit 4	3 bed 1 Ba	\$1,307.50	\$ 15,690.00
Unit 5	3 bed 1 Ba	\$1,500.00	\$ 18,000.00
Unit 6	3 bed 1 Ba	\$1,600.00	\$ 19,200.00
Unit 7	2 Bed 1 Ba	\$1,400.00	\$ 16,800.00
Unit 8	2 Bed 1 Ba	\$1,150.00	\$ 13,800.00
Unit 9	2 Bed 1 Ba	\$1,300.00	\$ 15,600.00
Unit 10	2 Bed 1 Ba	\$1,260.00	\$ 15,120.00
Unit 11	2 Bed 1 Ba	\$1,400.00	\$ 16,800.00
Unit 12	2 Bed 1 Ba	\$1,400.00	\$ 16,800.00
Unit 14	2 Bed 1 Ba	\$1,365.00	\$ 16,380.00
Unit 15	2 Bed 1 Ba	\$1,400.00	\$ 16,800.00
Unit 16	2 Bed 1 Ba	\$1,350.00	\$ 16,200.00
Unit 17	2 Bed 1 Ba	\$1,378.00	\$ 16,536.00
Unit 18	2 Bed 1 Ba	\$1,400.00	\$ 16,800.00
Unit 19	2 Bed 1 Ba	\$1,400.00	\$ 16,800.00
Unit 20	2 Bed 1 Ba	\$1,400.00	\$ 16,800.00
Unit 21	2 Bed 1 Ba	\$1,400.00	\$ 16,800.00
Unit 22	2 Bed 1 Ba	\$1,400.00	\$ 16,800.00
Unit 23	2 Bed 1 Ba	\$1,378.00	\$ 16,536.00
Unit 24	3 bed 1 Ba	\$1,250.00	\$ 15,000.00
Unit 25	3 bed 1 Ba	\$1,212.75	\$ 14,553.00
Unit 26	3 bed 1 Ba	\$1,488.00	\$ 17,856.00
Unit 27	3 bed 1 Ba	\$1,600.00	\$ 19,200.00
Unit 28	3 bed 1 Ba	\$1,312.50	\$ 15,750.00
Unit 29	3 bed 1 Ba	\$1,312.50	\$ 15,750.00
Unit 30	Duplex 2 Bed 1.5 Bath	\$1,575.00	\$ 18,900.00
Unit 31	Duplex 2 Bed 1.5 Bath	\$1,650.00	\$ 19,800.00
Unit 32	Duplex 2 Bed 1.5 Bath	\$900.00	\$ 10,800.00
Unit 33	Duplex 2 Bed 1.5 Bath	\$1,433.25	\$ 17,199.00
Unit 34	Duplex 2 Bed 1.5 Bath	\$1,292.50	\$ 15,510.00

Unit 35	Duplex 2 Bed 1.5 Bath	\$1,400.00	\$	16,800.00
Unit 36	Duplex 2 Bed 1.5 Bath	\$1,200.00	\$	14,400.00
Unit 37	Duplex 2 Bed 1.5 Bath	\$1,500.00	\$	18,000.00
<b>Total Gross Income</b>		<b>\$ 47,600</b>	<b>\$</b>	<b>571,203</b>
<b><u>Property expenses</u></b>				
<b><u>Description</u></b>	<b><u>Details</u></b>	<b><u>Monthly Expenses</u></b>	<b><u>Annual Expenses</u></b>	
School Taxes	Year	\$ 1,972	\$	23,665
Town Taxes	Year	\$ 1,296	\$	15,547
Village Taxes	Year	\$ 3,041	\$	36,497
Insurance		\$ 2,583	\$	31,000
Landscaping & Snow Removal		\$ 842	\$	10,100
Water/Sewer		\$ 3,862	\$	46,346
Trash disposal		\$ -		
Heating Gas/Fuel		\$ -		
Utilities electricity		\$ 475	\$	5,700
<b>Total Expenses</b>		<b>\$ 14,071</b>	<b>\$</b>	<b>168,856</b>
<b><u>Estimate &amp; Reserve expenses</u></b>				
Maintenance & repairs	3%	\$ 1,428	\$	17,136
Management	4%	\$ 1,904	\$	22,848
Vacancies	3%	\$ 1,428	\$	17,136
Reserve fund	0%	\$ -	\$	-
<b>Total extra expenses</b>	<b>10%</b>	<b>\$ 4,760</b>	<b>\$</b>	<b>57,120</b>
<b>Subtotal expenses</b>		<b>\$ 18,831</b>	<b>\$</b>	<b>225,976</b>
<b>Net operating income</b>		<b>\$ 28,769</b>	<b>\$</b>	<b>345,227</b>
<b>Cap rate</b>		<b>7.67%</b>		
<b><u>Cash on cash return calculator</u></b>				
Asking Price		\$ 4,500,000		
Down payment	25%	\$ 1,125,000		
Closing costs	4%	\$ 135,000		
Total cash needed at closing		\$ 1,260,000		
Mortgage rate	6.5%	Years of mortgage	30	
Mortgage amount (LTV)	75%	\$ 3,375,000		
<b>Monthly &amp; yearly mortgage payments</b>		<b>\$ 21,332</b>	<b>\$</b>	<b>255,988</b>
<b>Net operating income</b>		<b>\$ 28,769</b>	<b>\$</b>	<b>345,227</b>
<b>Cash flow after mortgage payments</b>		<b>\$ 7,437</b>	<b>\$</b>	<b>89,239</b>
<b>Cash on cash return</b>		<b>7.08%</b>		