

**INVESTMENT PROPERTY PROFORMA 288 GENESEE
ST, AUBURN, NY 13021**

INCOME	RESTAURANT AREA	APARTMENT #1	APARTMENT #2	TOTALS
YEARLY GROSS SCHEDULED INCOME	\$30,000.00	\$10,500.00	\$11,400.00	\$51,900.00
VACANCY RATE (5%)	\$0.00	\$0.00	\$0.00	\$0.00
EFFECTIVE GROSS INCOME	\$30,000.00	\$10,500.00	\$11,400.00	\$51,900.00
EXPENSES				
SEWER BACK FLOW TEST				\$125.00
PEST CONTROL				\$1126.00
MAINTENCE/REPAIR				\$4,997.00
TAXES				\$7,157.00
INSURANCE				\$2,159.00
WATER				\$1,254.00
GAS/ELECTRIC				\$0.00
TRASH				\$0.00
TOTAL EXPENSES				\$16,818.00
ANNUAL NET OPERATING INCOME				\$35,082.00
PURCHASE PRICE				\$259,900.00
CAP RATE				13.49%
CONVENTIONAL FINANCING- 75% LTV, 6% INTEREST, 20-YEAR AMORTIZATION				
DOWN PAYMENT				\$49,980.00
ANNUAL DEBT SERVICE				\$18,588.00
ANNUAL CASH FLOW				\$16,494.00
RATE OF RETURN ON CASH INVESTED				31.20%