344 E 15th Downtown 7plex

Listed Price	$850,000			
Down Payment 25%	$212,500			
Loan Amount	$637,500			
Rate	6.95%			
Term in years	30			
Principle & Interest	$4,068			
	Monthly			
Rents	$11,100	Market Rents		
Laundry	$200	Estimate		
Vacancy Factor	$444	4% Vacancy		
Expenses	**Monthly**			
Taxes	$954	2026 Taxes		
Insurance	$550	$55/unit		
Gas	$785	12 month average		
Water	$390	12 month average		
Electric	$565	1 meter whole building - 12 month averag		
Trash	$245	7 cans		
Maintenance and Repairs	$291	AHFC Standard of $500/unit/year		
Lawn/Snow Removal	$150	Average		
Property Management	$888			
Cash Flow Analysis	**Monthly**			
Effective Gross Income	$10,856			
Total Expenses	$4,818			
Net Operating Income	$6,038	**Cap Rate**	8.52%	
Total Debt Service	$4,068	**ROI**	11.12%	
		DSCR	**148%**	
Cash Flow:	**$1,970**			

Projected financials. Buyer to verify all information

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