

PROFORMA		RENT ROLL			
	Value	\$1,025,000			
	Loan Amount	\$717,500			
Property:	Down Payment	\$307,500			
111 Bank St	Interest Rate	6.75%	5 year treasury + 3 points		
	Loan to Value	70.00%			
# of Units	Term Mo.	360	UNIT TYPE	COUNT	CURRENT AVG
8 Apartments			Studio	2A	\$1,000.00
1 Store			1 BR	2B	\$1,500.00
			1 BR	2C	\$1,500.00
			1 BR	2D	\$1,250.00
			2 BR Loft	3A	\$1,750.00
			1 BR loft	3B	\$1,700.00
			Studio	3C	\$1,250.00
			1 BR	3D	\$1,350.00
			Store		\$0.00
			Total	0	Monthly \$11,300.00
					Yearly \$135,600.00
	Use Annual Figures				
	Gross Income				
	Apartment Units	\$135,600			
	Other income	\$10,500			
	Gross Income	\$146,100			
	Vacancy Factor				
	Residential 5%	\$10,170			
	Commercial 10%	\$1,980			
	Total	\$12,150			
	Effective gross income	\$133,950			
	Expenses Annual Figures	40.35%			
	R/E Taxes	\$21,250			
	Insurance Premium	\$8,643			
	Management (3%)	\$4,068			
	R&M	\$4,500			exp ratio
	Grounds/ Trash	\$3,900			
	Fire monitoring system	\$946			
	Utilities	\$10,841			
	Total Expenses	\$54,048			Actual
	Net Operating Income (NOI)	\$79,902	Net Operating Income (NOI)	\$79,902	
	Interest Only Payment	\$48,431	P&I Payment	\$55,844	
	Debt Service Coverage Ratio	1.65	DSCR	1.43	
	Monthly mortgage payment	\$4,036	Monthly mortgage payment	\$4,654	
	Net income after mortgage	\$31,471	Net income after mortgage	\$24,058	
	Return on investment (ROI)	10.2%	Return on investment (ROI)	7.8%	
	Cap rate				
	Proforma	7.8%			

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