

CASH FLOW ANALYSIS					
89 Market St. Paterson					
INCOME		MONTHLY	ANNUAL	ACQUISITION	
UNIT #1: 1 Bed (Section 8) Lease Exp 1/1/27 - Renovated	1550	*12 = \$	18,600	Purchase Price	\$999,999.00
UNIT #2: 2 Bed Lease Exp 4/1/27 - Renovated	1440	*12 = \$	17,280		
UNIT #3: 1 Bed Lease Exp 10/1/26 - Not bad shape	1025	*12 = \$	12,300	Construction Cost	
UNIT #4: 2 Bed (Lease not set in place yet)	1600	*12 = \$	19,200		
Store: 2 years left w/ 10 yr. Option	3040	*12 = \$	36,480		
With CPI increases each year.		*12 = \$	0		
Additional Income (CAM - Commercial Unit)		*12 = \$	0	Down Payment	\$999,999.00
Total Yearly Income:			\$ 103,860	Closing Costs (Estimated 1%)	\$ 9,999.99
				For Cash Purchase	
				Total Acquisition Cost	\$1,009,998.99
EXPENSES				Total Annual Income	\$103,860.00
Mortgage PI			\$ 0.00		
Taxes			\$ 18,545.00	Less Expenses	\$ 31,167.20
SID Taxes			\$ 525.00		
Water			\$ 1,000.00		
Insurance			\$ 8,170.00	Net Income Before Debt Svc.	\$ 72,692.80
Common Area Utilities			\$ 400.00		
Sewer			\$ 450.00	Net Income After Debt Svc.	
				ROI (Out of Pocket Cash)	7.20%
Vacancy Factor (2% of Gross)			\$ 2,077.20		
Management (10% of Gross)			N/A (Self Managed)		
	Total Expenses		\$ 31,167.20		
	Net Income		\$ 72,692.80		
The information contained herein is for illustrative purposes only. Although the Calculations are believed to be reliable they are based on certain ASSUMPTIONS whose ACCURACY CANNOT BE GUARANTEED.					