Under Writing Analysis - IN PLACE NUMBERS
JCRP Management, LLC

Property Address: 9639 & 9640 Diamond Dr. St. Louis, MO 63137

Prepared by: John Curry | Broker/Owner

Purchase Price:	**$**	**3,870,000**	**$**	**45,000.00**
				↑Price Per Unit↑
Average Rent Per Unit	$	750		
Number of Leases + OFFICE		86		
Square Feet		55,720		
Percent Down		20%		
Down Payment Amount	**$**	**774,000**		
Amount Financed	**$**	**3,096,000**		
Interest Rate		6.50%		
Length of Mortgage (Years)		25		
Payment		**Monthly**		**Annual**
Monthly Mortgage Payment		**$20,904.41**	**$**	**250,852.96**

JCRP REALTY & PROPERTY MANAGEMENT

Rental Income		**Monthly**		**Annual**
86 Units (Currently 70% Occupied)	$	43,008	$	516,096
Tenant Utility Bill Back Revenue (Currently None)			$	-
Vacant Unit Income	$	20,028	$	240,336
Gross Rental Income	$	63,036.00	$	756,432.00
Current Vacancy Rate (**Leasing more & more units every week**)		**30.0%**	$	226,929.60
Net Rental Income	**$**	**44,125.20**	**$**	**529,502.40**

IN-PLACE EXPENSES

Expense Allocations	**ProForma Used**		**Monthly**		**Annual**	
Make Ready Turns	3%	$	1,323.76	$	15,885.07	
Property Tax	10%	$	4,191.89	$	50,302.73	
Management Fee	8%	$	3,530.02	$	42,360.19	
Insurance	4%	$	1,676.76	$	20,121.09	
Utilities: Water, Sewer, Trash-Common Electric	10%	$	4,500.77	$	54,009.24	**All utilities can be billed back to owners bottomline...**
Maintenance Repairs & Labor	3%	$	1,323.76	$	15,885.07	
Materials	3%	$	1,191.38	$	14,296.56	
	40%	**$**	**17,738.33**	**$**	**212,859.96**	**Expenses as % of Net Rent...** **40.20%**
Net Operating Income		**$**	**26,386.87**	**$**	**316,642.44**	
Mortgage Payment		$	20,904.41	**$**	**250,852.96**	**Mortgage as a % of Net Rent...** **47.38%**
End Buyers Downpayment		$	774,000.00			
Net Cash Flow		**$**	**5,482.46**	**$**	**65,789.47**	Profit Margin... **12.42%**
Cashflow with utilities Totally Billed Back =		**$**	**7,366.16**	**$**	**88,393.92**	Profit w/o Utilities... **15.58%**
Investors Cap Rate			**8.18%**			
Investors Cash on Cash Return			**8.50%**		**CASH ON CASH WITH ALL UTILITIES BACK= 11.42%**	
Price Per Unit (All In)		**$**	**45,000.00**			
DSCR			**1.262263078**			
Price Per Foot		**$**	**69.45**			

ALL BUILDINGS HAVE BRAND NEW REMODELS, LANDSCAPING, DECKS/WALKWAYS and SOME NEW ELECTRICAL

Under Writing Analysis - PROFORMA - After leasing all the rent ready units

Property Address: 9639 & 9640 Diamond Dr. St. Louis, MO 63137
Prepared by: John Curry | Broker/Owner

Purchase Price:	**$ 3,870,000**	**$ 45,000.00**	
		↑Price Per Unit↑	
Average Rent Per Unit	$ 750		
Number of Leases + OFFICE	86		
Square Feet	55,720		
Percent Down	20%		
Down Payment Amount	**$ 774,000**		
Amount Financed	**$ 3,096,000**		
Interest Rate	6.50%		
Length of Mortgage (Years)	25		
Payment	**Monthly**	**Annual**	
Monthly Mortgage Payment	**$20,904.41**	**$ 250,852.96**	

JCRP REALTY & PROPERTY MANAGEMENT

Rental Income (When at 95% Occupied)	**Monthly**	**Annual**
86 Units	$ 43,008	$ 516,096
Tenant Utility Bill Back Revenue (100% Billed Back)	$ 5,200	$ 62,400
Currently Vacant Units **(Once complex is rented to 95% Occupancy)**	$ 20,028	$ 240,336
Gross Rental Income	$ 68,236.00	$ 818,832.00
Vacancy Rate	**5.0%**	$ 40,941.60
Net Rental Income	**$ 64,824.20**	**$ 777,890.40**

IN-PLACE EXPENSES

Expense Allocations	**ProForma Used**	**Monthly**	**Annual**	
Make Ready Turns	3%	$ 1,944.73	$ 23,336.71	
Property Tax	7%	$ 4,213.57	$ 50,562.88	
Management Fee	8%	$ 5,185.94	$ 62,231.23	
Insurance	5%	$ 2,917.09	$ 35,005.07	
Utilities: Water, Sewer, Trash-Common Electric	8%	$ 5,185.94	$ 62,231.23	**All utilities can be billed back to owners bottomline…**
Maintenance Repairs & Labor	3%	$ 1,750.25	$ 21,003.04	
Materials	3%	$ 1,750.25	$ 21,003.04	
	35%	**$ 22,947.77**	**$ 275,373.20**	**Expenses as % of Net Rent…**
				35.40%
Net Operating Income		**$ 41,876.43**	**$ 502,517.20**	
Mortgage Payment		$ 20,904.41	**$ 250,852.96**	**Mortgage as a % of Net Rent…**
End Buyers Downpayment		$ 774,000.00		**32.25%**
Net Cash Flow		**$ 20,972.02**	**$ 251,664.23**	Profit Margin... **32.35%**

Investors Cap Rate	**12.98%**
Investors Cash on Cash Return	**32.51%**
Price Per Unit (All In)	**$ 45,000.00**
DSCR	**2.003234043**
Price Per Foot	**$ 69.45**

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