

Table 1

PROFORMA		
Detail Type	Input Details	Input Details
Property Address	6908 Buffalo Ave, 6826 Buffalo Ave, 113 69th St	
# of Units	6 Motel Rms + Rest Space; 1 Single Fam; 1 Prk Lot	
Purchase Price	\$650,000.00	
Finance Cost	\$0.00	
Capital Expense Budget	\$0.00	
Downpayment	\$130,000.00	
Total Purchase Price	\$650,000.00	
Income		
Base Rent	\$104,400.00	Motel Rms \$900/mth, Restaurant \$2000, 113 69th \$1300
Laundry Income		
Misc Income		
Gross Potential Income	\$104,400.00	
Less Vacancy Loss	\$5,220.00	5% of Gross Potential Income Average unit turn time Average re-lease time
Economic Loss (Bad Debt)	\$0.00	0-unit legally evicted
Adjusted Gross Income	\$99,180.00	
Operating Expenses		
Management Fee	\$0.00	Self Managed
Electricity	\$950.00	
Gas	\$2,500.00	
Water/Sewer	\$1,536.00	
Insurance	\$5,000.00	
Real Estate Taxes	\$8,556.12	
Professional Legal Fees	\$0.00	0-unit legally evicted
Grounds Maintenance	\$1,550.00	Estimate: Grounds Maint May - Nov Snow Removal Dec - Apr
Maintenance & Repairs	\$5,220.00	Location Estimate: 5% of GPI
Avg Unit Turn Cost	\$0.00	
Advertising	\$0.00	
Leasing Fees	\$0.00	
Total Operating Expenses	\$25,312.12	24.25%
Performance Metrics		
Net Operating Income	\$73,867.88	Adjusted Gross Income - Total Operating Expense
Debt Service	\$39,564.00	7% amortized over 30yrs
DSCR	1.87	Debt Service Coverage Ratio = Amount of cash left to service the debt after all operations expenses have been paid
Cap Rate	11.36%	Capitalization Rate = Return on Investment. Cap Rate = NOI/Purchase Price
CoC	26.39%	Cash on Cash Return = Return on Cash used vested in property. CoC = Cash Flow After Debt Service/Downpayment
Cash Flow After Debt Service	\$34,303.88	Free and Clear Cash Flow or Profit