

9842 W 22nd PL 4-Plex Financials

Unit	Lease Expiration	Unit Mix	Approx Sqft	Current Income	Market Year 1	HUD FMR Year 2	Year 3
Income							
9842 2bd	Mo to Mo	2bd, 1ba		\$1,600	\$1,750	\$1,800	\$1,850
9846 2bd	9/30/2026	2bd, 1ba		\$1,650	\$1,750	\$1,800	\$1,850
9852 2bd up	Mo to Mo	2bd, 1ba		\$1,700	\$1,750	\$1,800	\$1,850
9856 3bd	Mo to Mo	3bd, 2ba		\$2,100	\$2,100	\$2,300	\$2,350
Monthly			total	\$7,050	\$7,350	\$7,700	\$7,900
Vacancy				5%	5%	5%	5%
Annual Income				\$80,370	\$83,790	\$87,780	\$90,060

Expenses (Approximate)	Current	Year 1	Year 2	Year 3
Gas/electric	tenant paid	tenant paid	tenant paid	tenant paid
Water/sewer/Trash	\$2,400	\$2,400	\$2,400	\$2,400
Property Taxes	\$3,929	\$3,929	\$4,008	\$4,088
Maintenance	\$3,600	\$3,672	\$3,745	\$3,820
Property Insurance	\$4,800	\$4,800	\$4,896	\$4,994
Annual Expense	\$14,729	\$14,801	\$15,049	\$15,302
Average Monthly	\$1,227	\$1,233	\$1,254	\$1,275

Estimate
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Net Opp Income	\$65,641	\$68,989	\$72,731	\$74,758
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List Price/Value	\$979,000	\$1,008,370	\$1,038,621	\$1,069,780
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Cap Rate	Current	Year 1	Year 2	Year 3
	6.70%	7.05%	7.43%	7.64%

Purchase Price	\$979,000			
Down Payment %	25%			
Down Payment Amount	\$244,750			
Loan amount	\$734,250			
Annual Interest Rate	6.60%			
PI Payments	\$4,689			
Net Operating Income	\$65,641	\$68,989	\$72,731	\$74,758
Annual Debt Service	\$56,272	\$56,272	\$56,272	\$56,272
Annual Cash Flow	\$9,369	\$12,717	\$16,459	\$18,486

\$25,000
Cap Ex improvement cost to achieve Proforma rents estimated

Cash on Cash Return	3.83%	4.71%	6.10%	6.85%
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Yr 1 Principal Reduction	\$8,350.59	\$8,350.59	\$8,901.72	\$9,489.24
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Total Return	6.57%	7.81%	9.40%	10.37%
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Total Return (Inc Appreciation)		19%	39%	61%
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* Expenses assume 2% annual appreciation
 * List Price/Value assumes 3% annual Appreciation