FINANCING TERMS

Witherbee Terrace

Ask Price	$3,500,000
Purchase Price	$3,500,000
Interest Rate	6.25%
Loan Term	30
% Down	25%
Seller Credits	$0
Construction Costs	$0
Construction DP%	0.00%
Construction DP	$0.00
Mortgage DP	$875,000.00
Mortgage Amount	$2,625,000.00
Monthly Payment	$16,162.58
Price Per Unit	$269,230.77
Price Per Building	$875,000.00
NOI	**$290,371.22**
INVESTMENT	**$875,000.00**

ARV	Cap Rate
$4,089,449	**8.30%**

PRO FORMA

CASH FLOW STATEMENT

	Outflow	Monthly	Adj. Annual
	Loan Payment(s)	$16,162.58	$193,950.92
	Taxes	$1,608.33	$19,300.00
	Insurance	$917.88	$11,014.50
	Gas/Oil Utility	$150.00	$1,800.00
	Electric Utility	$225.00	$2,700.00
	Water & Sewer	$760.00	$9,120.00
	Garbage Removal	$350.00	$4,200.00
	Landscaping	$150.00	$1,800.00
3%	Maintenance/Repairs	$1,023.21	$12,278.52
6%	Property Management	$2,046.42	$24,557.04
5%	Vacancy	$1,705.35	$20,464.20
3%	Capital Reserves	$1,023.21	$12,278.52
	TOTAL COSTS	**$26,121.97**	**$313,463.70**
	Inflow		
	Rent	$34,107.00	$409,284.00
	Coin-Op Laundry	$50.00	$600.00
	Miscellaneous	$0.00	$0.00
ROI	**CASH FLOW**	**$8,035.03**	**$96,420.30**
3.52%	Ammortization	$2,563.30	$30,759.64
11.02%	Cash Flow	$8,035.03	$96,420.30
14.53%	**RETURN**	**$10,598.33**	**$127,179.94**

KeyNova
GROUP