FINANCING TERMS

13 Crescent St, Warren

Ask Price	$600,000
Purchase Price	$600,000
Interest Rate	6.25%
Loan Term	30
% Down	25.0%
Mortgage DP	$150,000.00
Mortgage Amount	$450,000.00
Monthly Payment	$2,770.73
Price Per Unit	$150,000.00
NOI	**$44,427.00**
INVESTMENT	**$150,000.00**

KeyNova
GROUP

PRO FORMA

CASH FLOW STATEMENT

	Outflow	Monthly	Adj. Annual
	Loan Payment(s)	$2,770.73	$33,248.73
	Taxes	$412.50	$4,950.00
	Insurance	$223.25	$2,679.00
	Gas/Oil Utility	$0.00	$0.00
	Electric Utility	$0.00	$0.00
	Water & Sewer	$200.00	$2,400.00
	Garbage Removal	$150.00	$1,800.00
	Landscaping	$100.00	$1,200.00
3%	Maintenance/Repairs	$171.00	$2,052.00
5%	Property Management	$285.00	$3,420.00
5%	Vacancy	$285.00	$3,420.00
3%	Capital Reserves	$171.00	$2,052.00
	TOTAL COSTS	**$4,768.48**	**$57,221.73**
	Inflow		
	Rent	$5,700.00	$68,400.00
	Coin-Op Laundry	$0.00	$0.00
	Miscellaneous	$0.00	$0.00
ROI	**CASH FLOW**	**$931.52**	**$11,178.27**
3.52%	Ammortization	$439.42	$5,273.08
7.45%	Cash Flow	$931.52	$11,178.27
10.97%	**RETURN**	**$1,370.95**	**$16,451.35**

Cap Rate
7.40%