

Cashflow Projection for 7324 59th Avenue

<u>ACQUISTION PRICE</u>		\$210,000.00		
<u>APPRAISED VALUE</u>		<u>\$0.00</u>	<u>\$210,000.00</u>	
		Appraised (Old)	Market	
<u>Financial Breakdown</u>	<u>% of the deal</u>			
Down Payment or Cash-to-Mortgage	25.00%	\$52,500.00		
Non-Compounding Mortgage or Vendor Take Back Mortgage	0.00%	\$0.00		
First Mortgage	75.00%	\$157,500.00		
2nd Mortgage	0.00%	\$0.00		
		<u>\$210,000.00</u>		
<u>Income</u>		<u>Weekly</u>	<u>Monthly</u>	<u>Annual</u>
Market Rent		\$286.15	\$1,240.00	\$14,880.00
Vacancy Rate (Monthly Percentage Rate based on Total Rent)	5.00%	<u>\$14.31</u>	<u>\$62.00</u>	<u>\$744.00</u>
Income (1 st Year)		\$271.85	\$1,178.00	\$14,136.00
Free Rent Rebate		\$0.00	\$0.00	\$0.00
		\$271.85	\$1,178.00	\$14,136.00
<u>Expenses</u>				
Property Taxes		\$34.62	\$150.00	\$1,800.00
Condo Fees		\$0.00	\$0.00	\$0.00
Advertising		\$11.54	\$50.00	\$600.00
Insurance		\$16.15	\$70.00	\$840.00
Repairs and Maintenance factor	5.00%	\$14.31	\$62.00	\$744.00
Property Management	9.00%	\$25.75	\$111.60	\$1,339.20
Office Expense		\$0.00	\$0.00	\$0.00
Legal Expenses		\$0.00	\$0.00	\$0.00
Miscellaneous		\$0.00	\$0.00	\$0.00
Heat (Tenant)		\$0.00	\$0.00	\$0.00
Electricity (Tenant)		\$0.00	\$0.00	\$0.00
Water/Sewer/Garbage		\$0.00	\$0.00	\$0.00
Expenses (1 st Year)		\$102.37	\$443.60	\$5,323.20
<u>Cash Flow Before Debt Payment</u>		<u>\$169.48</u>	<u>\$734.40</u>	<u>8,812.80</u>
		<u>Bi-weekly</u>	<u>Monthly</u>	<u>Annual</u>
First Mortgage Payment (interest + principal)	3.25%	\$315.49	\$683.57	\$8,202.81
Second Mortgage Payment	0.00%	\$0.00	\$0.00	\$0.00
Non-Compounding Mortgage or Vendor Takeback Payment	0.00%	\$0.00	\$0.00	\$0.00
Cash Flow		<u>\$23.46</u>	<u>\$50.83</u>	<u>\$609.99</u>
Mortgage Principle reduction (1st Year Monthly Average)				<u>\$3,164.94</u>
TOTAL CASH FLOW				\$3,774.92