

Cashflow Projection for 7324 59th Avenue

<u>ACQUISTION PRICE</u>		\$210,000.00
<u>APPRAISED VALUE</u>		\$0.00 \$210,000.00
	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
		\$210,000.00
<u>Income</u>		
Market Rent		Weekly Monthly Annual
Vacancy Rate (Monthly Percentage Rate based on Total Rent)	5.00%	\$286.15 \$1,240.00 \$14,880.00
Income (1 st Year)		\$14.31 \$62.00 \$744.00
Free Rent Rebate		\$271.85 \$1,178.00 \$14,136.00
		\$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>		\$169.48 \$734.40 8,812.80
		Bi-weekly Monthly Annual
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		\$23.46 \$50.83 \$609.99
Mortgage Principle reduction (1st Year Monthly Average)		
<u>TOTAL CASH FLOW</u>		\$3,164.94 \$3,774.92