

Address	Sale Price	# Units	Max Revenue		
650-660 Straight Street	\$2,500,000	46	\$396,480		
<b>Expenses</b>					
	<b>Bad</b>	<b>Avg</b>	<b>Good</b>		<b>Notes</b>
Heat + Electric	\$6,000	\$5,000	\$4,000		Just House
Water/Sewer	\$21,600	\$18,000	\$14,400		Their Number + 40%
Trash	\$2,000	\$2,000	\$2,000		Estimate
Tax	\$5,883	\$5,883	\$5,883		Tax Abatement though 2025
Insurance	\$20,000	\$20,000	\$20,000		Their number
Unit Turns	\$30,000	\$25,000	\$20,000		Projection
General Maintainence	\$18,000	\$15,000	\$12,000		Projection
Cleaning	\$3,000	\$2,500	\$2,000		Projection
Landscaping	\$600	\$500	\$400		Projection
Capital Expenditures	\$23,789	\$19,824	\$15,859		Large maintainence. Used industry avg of 5%.
Interest + Principal (30 year)	\$120,149	\$120,149	\$120,149		25 year loan, 20% down, 3.5% interest
Management	\$29,736	\$29,736	\$29,736		7.5% of annual revenue
Vacancy	\$39,648	\$29,736	\$19,824		Using 10% for bad, 7.5% for avg, 5% for good
<b>Total Expenses</b>	\$320,405	\$293,328	\$266,251		
<b>Net Cash Flow</b>	\$76,075	\$103,152	\$130,229		
<b>Year 1 Cash on Cash Return</b>	15.22%	20.63%	26.05%		
<b>Break Even Point (Years)</b>	6.57	4.85	3.84		
<b>Building Appreciation (1st year)</b>	\$37,500	\$62,500	\$87,500		3% is US avg. Used 1.5%, 2.5%, and 3.5%. To increase every year due to compounding
<b>Principal Payoff (1st year)</b>	\$35,220	\$35,220	\$35,220		Principal payoff will increase exponentially every year (by about 5%, compounded)
<b>Total Actual Value (1st year)</b>	\$148,795	\$200,872	\$252,949		This actual value does not include tax savings
<b>Actual Value Year 1 ROI</b>	29.76%	40.17%	50.59%		Doesn't include tax savings
<b>Tax Savings Year 1</b>	\$55,054	\$74,323	\$93,591		Calculated for Jace - 37% - we will declare a loss for at least first 4 years