

Martin Road 12 - Plexes

Total- 1 duplex	\$1,608,500.00			
Down Pymt	\$0.00	0.00%		
Financing	\$1,608,500.00			
Number of units		12		
Unit Rent		\$1,600.00	Operating Expenses	
gross monthly rent		\$19,200.00	taxes	\$14,000.00
Gross Rental Inc		\$230,400.00	insurance	\$3,500.00
GRI		\$230,400.00	utilities	\$0.00
Vacancy Rate	0.05	-\$11,520.00	management	\$10,944.00
Gross Operating Inc		\$218,880.00	services	\$3,000.00
GOI		\$218,880.00	supplies	\$0.00
Operating Expenses		-\$32,944.00	accountant	\$500.00
Net Operating Inc		\$185,936.00	Other	\$1,000.00
			Operating Expenses	\$32,944.00
			Mortgage	
NOI		\$185,936.00	int %	8.00%
Debt Service		-\$141,631.24	pmts	360
Cash Flow Before Taxes		\$44,304.76	loan	\$1,608,500.00
NOI		\$185,936.00	payment	-\$11,802.60
Interest		-\$134,549.68		
Depreciation		-\$58,490.91		
Taxable Income		-\$7,104.59		
Taxes	28%	\$1,989.28		
CFBT		\$44,304.76		
- Taxes		\$1,989.28		
Cash Flow After Taxes		\$46,294.05		
Value using CAP Rate	8.00%	\$2,324,200.00		
Income to Debt Ratio		1.16		
Loan to Value		69.21%		