

Sale Price	\$1,950,000.00
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Current Pro Forma Analysis

Unit Breakdown

Unit #	#Beds	#Baths	Rent/Mo	Market Rent	
1		2.00	1.00	\$ 1,645.00	\$ 1,900.00
2		1.00	1.00	\$ 1,495.00	\$ 1,550.00
3		1.00	1.00	\$ 1,436.85	\$ 1,550.00
4		1.00	1.00	\$ 1,415.09	\$ 1,550.00
5		0.00	1.00	\$ 1,295.00	\$ 1,375.00
6		0.00	1.00	\$ 1,295.00	\$ 1,350.00
7		1.00	1.00	\$ 1,450.00	\$ 1,595.00
8 LAUNDRY				\$ 100.00	\$ 100.00
9				\$ -	\$ -
10				\$ -	\$ -
11				\$ -	\$ -
12				\$ -	\$ -
13				\$ -	\$ -
14				\$ -	\$ -
15				\$ -	\$ -
16				\$ -	\$ -
17			0.00	\$ -	\$ -
18				\$ -	\$ -
19				\$ -	\$ -
20				\$ -	\$ -
Totals				\$ 10,131.94	\$ 10,970.00

Item	\$/Mo.
Gross Rents	\$ 10,131.94
Property Management	\$ -
Property Taxes	\$ 2,031.25
Insurance	\$ 300.00
Owner-Paid Utilities	\$ 918.20
Vacancy Reserve	\$ 303.96
Maintenance Reserve	\$ -
Total Operating Expenses	\$ 3,553.41
Monthly NOI	\$ 6,578.53
Annualized NOI	\$ 78,942.38
Capitalization Rate	4.05%

Stabilized pro forma analysis

Item	\$/Mo.
Gross Rents	\$ 10,970.00
Property Management	\$ -
Property Taxes	\$ 2,031.25
Insurance	\$ 300.00
Owner-Paid Utilities	\$ 918.20
Vacancy Reserve	\$ 329.10
Maintenance Reserve	\$ -
Total Operating Expenses	\$ 3,553.41
Monthly NOI	\$ 7,416.59
Annualized NOI	\$ 88,999.10
Capitalization Rate	4.56%

Expenses

Mortgage

Property Tax/Yr	\$ 24,375.00	Downpayment (%)	0.00%
Insurance/Mo	\$ 300.00	Interest Rate (%)	0.00%
Gas & Electric/Mo	\$ 29.00	Loan Term (Years)	
Water/Mo	\$ 335.00	Closing Costs	\$ -
City of La	\$ 62.20		
Garbage/Mo	\$ 392.00		
Gardener	\$ 100.00		
Management (%)	0.00%		
Vacancy (%)	3.00%		
Maintenance (%)	0.00%		