

		As Is	Proforma
Property Address	Sales Price	\$3,250,000	\$3,250,000
20 Unit Portfolio	Loan Amount	\$2,437,500	\$2,437,500
Norwich, Ct	Down Payment	\$812,500	\$812,500
	Interest Rate	6.70%	6.70%
# of Units	Loan to Value	75.00%	75.00%
	Term Mo.	360	360
Acquisition	\$3,250,000.00		
		Annualized Gross Income	
Price per Unit	\$162,500	Residential \$382,800	\$458,400
		Commercial \$0	\$0
ARV CAP	7%	Parking \$0	\$0
		Storage \$0	\$0
ARV	\$4,060,883	Laundry \$0	\$0
		Other \$0	\$0
Rehab Budget		Reimbursement Revenue \$0	\$0
		Vacancy Loss - Resi. \$11,484	\$13,752
Resale Profit		Vacancy Loss - Comm. \$0	\$0
Effective LTV		Total \$382,800	\$458,400
		EGI \$371,316	\$444,648
		Annualized Expenses	
Expense Multipliers		R/E Taxes \$55,516	\$55,516
Insurance \$1,200		Insurance Premium \$24,000	\$24,000
Water/Sewer \$600		Maintenance \$11,139	\$13,339
Resi Vacancy 3%		Management \$18,566	\$22,232
Commercial Vacancy 10%		Water/Sewer \$12,000	\$12,000
Maintenance 3%		Electric \$2,800	\$2,800
Management 5%		Heat & Hot Water \$4,000	\$4,000
		Trash \$1,600	\$1,600
Property Details		Payroll & Benefits	
% Proforma 84%		Administrative	
Type Portfolio		Other	
Building(s) 5		Replacement Reserves \$5,000	\$5,000
Parcel(s) 5		Total \$134,621	\$140,488
Year Built 1895			
Occupancy 100%		Net Operating Income (NOI) \$236,695	\$304,160
GBA 25,000		Annualized Debt Service \$188,743.81	\$188,743.81
Lot Size (sqft) 88,000		2nd Mtg Pmt (if applicable)	
Parking > 1:1		Debt Service Coverage Ratio 1.25	1.61
Heating Nat. Gas			
Hot Water Nat. Gas		Net Cash Flow (NCF) \$47,951	\$115,416
Sewer Public		Return on investment (ROI) 5.9%	14.2%
Water Public		CAP Rate 7.3%	9.4%
Trash City Pick-Up			
Utility Split Tenant Paid			
Sprinklers No			
Security System No			
Asset Class B			

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RENT ROLL									
Unit	Address	Income Type	Status	Sqft	Bed(s)	Bath(s)	Proforma Rate Cost / metric	RENT	PROFORMA
1	22 Perkins	Residential	Vacant		3	1.5			\$2,500.00
2		Residential	Leased		2	1		\$1,600.00	\$2,000.00
3		Residential	Leased		2	1		\$1,200.00	\$2,000.00
4	40 Maple Grove	Residential	Leased		3	1		\$1,650.00	\$2,500.00
5		Residential	Leased		1	1.5		\$1,450.00	\$1,650.00
6		Residential	Leased		1	1		\$1,250.00	\$1,650.00
7	221 Broadway	Residential	Leased		2	1		\$1,675.00	\$2,000.00
8		Residential	Leased		2	1		\$1,600.00	\$2,000.00
9		Residential	Leased		2	1		\$1,325.00	\$2,000.00
10		Residential	Leased		2	1		\$1,300.00	\$2,000.00
11	117 Broad	Residential	Month to Month		2	1		\$1,800.00	\$2,000.00
12		Residential	Leased		2	1		\$1,600.00	\$2,000.00
13		Residential	Leased		1	1		\$1,475.00	\$1,650.00
14		Residential	Leased		1	1		\$1,275.00	\$1,650.00
15	214 Broadway	Residential	Vacant		2	1			\$2,000.00
16		Residential	Vacant		2	1			\$2,000.00
17		Residential	Vacant		1	1			\$1,650.00
18		Residential	Vacant		1	1			\$1,650.00
19		Residential	Leased		1	1		\$1,500.00	\$1,650.00
20		Residential	Leased		1	1		\$1,400.00	\$1,650.00