			As Is	Proforma
Property Address		Sales Price	\$2,295,000	\$2,295,000
21 Unit Norwich Por	tfolio	Loan Amount	\$1,721,250	\$1,721,250
		Down Payment	\$573,750	\$573,750
		Interest Rate	6.70%	6.70%
# of Units	21	Loan to Value	75.00%	75.00%
		Term Mo.	360	360
Acquisition	\$2,295,000.00			
		Annualized Gross Income		
Price per Unit	\$109,286	Residential	\$317,532	\$370,800
		Commercial	\$0	\$0
ARV CAP	8%	Parking	\$0	\$0
		Storage	\$0	\$0
ARV	\$3,165,299	Laundry	\$0	\$0
		Other	\$0	\$0
Rehab Budget		Reimbursement Revenue	\$0	\$0
		Vacancy Loss - Resi.	\$9,526	\$11,124
Resale Profit		Vacancy Loss - Comm.	\$0	\$0
		Total	\$317,532	\$370,800
Effective LTV		EGI	\$308,006	\$359,676
Expense Multipliers		Annualized Expenses		
Insurance	\$900	R/E Taxes	\$33,613	\$33,613
Water/Sewer	\$600	Insurance Premium	\$18,900	\$18,900
water, series	4000	Maintenance	\$15,400	\$17,984
		Management	\$9,240	\$10,790
Property Details		Water/Sewer	\$12,600	\$12,600
% Proforma	86%	Electric	\$3,600	\$3,600
Type	Portfolio	Heat & Hot Water	\$3,715	\$3,715
Building(s)	6	Trash	\$0	\$0
Parcel(s)	6	Payroll & Benefits	\$0	\$0
Year Built	Mix	Administrative	\$0	\$0
Occupancy	90%	Other	\$0	\$0
GBA	18,000	Replacement Reserves	\$5,250	\$5,250
Lot Size (sqft)	66,000	Total	\$102,318	\$106,452
Parking	< 1:1		, , , , ,	,,
Heating	Mix	Net Operating Income (NOI)	\$205,688	\$253,224
Hot Water	Mix	Annualized Debt Service	\$133,282.17	\$133,282.17
Sewer	Public	2nd Mtg Pmt (if applicable)		,,
Water	Public	Debt Service Coverage Ratio	1.50	1.90
Trash	City Pick-Up			
Utility Split	Tenant Paid	Net Cash Flow (NCF)	\$72,405	\$119,942
Sprinklers	No	Return on investment (ROI)	12.6%	20.9%
	-	CAP Rate	9.0%	11.0%

DISCLAIMER: Information contained on and in this document regarding this listing has been compiled from various sources all of which may not be completely accurate. VC Property Group LLC, it's agents/brokers or any person/entity affiliated with VC Property Group LLC that prepared this sheet makes no warranty or representation as to the accuracy of the information. All information that influences a decision to purchase a property should be independently verified.

RENT	ROLL							
<u>Unit</u>	Address	Unit Type	<u>Status</u>	<u>Sqft</u>	Bed(s)	Bath(s)	RENT	PROFORMA
1	681 N Main St	Residential	MTM		2	1	\$1,205.00	\$1,500.00
2		Residential	MTM		2	1	\$1,256.00	\$1,500.00
3		Residential	MTM		2	1	\$1,200.00	\$1,500.00
4		Residential	MTM		2	1	\$1,200.00	\$1,500.00
5	18 North A St	Residential	MTM		2	1	\$1,295.00	\$1,500.00
5		Residential	MTM		2	1	\$1,200.00	\$1,500.00
7		Residential	MTM		2	1	\$1,500.00	\$1,500.00
3		Residential	MTM		2	1	\$1,500.00	\$1,500.00
9	15 Platt Ave	Residential	MTM		2	1	\$1,395.00	\$1,500.00
10		Residential	MTM		2	1	\$1,250.00	\$1,500.00
11		Residential	MTM		2	1	\$750.00	\$1,500.00
12	37 South B St	Residential	MTM		4	1	\$1,520.00	\$1,800.00
13		Residential	MTM		2	1	\$1,150.00	\$1,500.00
14		Residential	MTM		1	1	\$1,500.00	\$1,200.00
15	72 North Main St	Residential	MTM		2	1	\$1,250.00	\$1,500.00
16		Residential	MTM		2	1	\$970.00	\$1,500.00
17	102 Boswell Ave	Residential	MTM		2	1	\$1,330.00	\$1,500.00
L8		Residential	MTM		2	1	\$1,650.00	\$1,500.00
L9		Residential	MTM		2	1	\$1,395.00	\$1,500.00
20		Residential	MTM		1	1	\$1,150.00	\$1,200.00
21		Residential	MTM		1	1	\$795.00	\$1,200.00
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