

		As Is	Proforma
Property Address	Sales Price	\$985,000	\$985,000
163-165 Main St	Loan Amount	\$689,500	\$689,500
Deep River, Ct	Down Payment	\$295,500	\$295,500
	Interest Rate	6.25%	6.25%
# of Units	Loan to Value	70.00%	70.00%
6	Term Mo.	360	360
Acquisition	\$985,000.00		
		Annualized Gross Income	
Price per Unit	\$164,167	Residential \$46,680	\$105,000
		Commercial \$42,684	\$45,600
ARV CAP	6%	Parking \$0	\$0
		Storage \$0	\$0
ARV	\$1,796,317	Laundry \$0	\$0
		Other \$0	\$0
Rehab Budget	\$200,000	Reimbursement Revenue \$0	\$0
		Vacancy Loss - Resi. \$1,400	\$3,150
Resale Profit	\$474,000	Vacancy Loss - Comm. \$0	\$0
		Total \$89,364	\$150,600
Effective LTV	100%	EGI \$87,964	\$147,450
		Annualized Expenses	
Expense Multipliers		R/E Taxes \$10,014	\$10,014
Insurance	\$1,200	Insurance Premium \$7,200	\$7,200
Water/Sewer	\$600	Maintenance \$2,639	\$4,424
Resi Vacancy	3%	Management \$4,398	\$7,373
Commercial Vacancy	0%	Water/Sewer \$3,600	\$3,600
Maintenance	3%	Electric \$4,261	\$4,261
Management	5%	Heat & Hot Water	
		Trash \$1,800	\$1,800
Property Details		Payroll & Benefits	
% Proforma	59%	Administrative	
Type	Portfolio	Other	
Building(s)	5	Replacement Reserves \$1,000	\$1,000
Parcel(s)	5	Total \$34,912	\$39,671
Year Built	1895		
Occupancy	100%	Net Operating Income (NOI) \$53,052	\$107,779
GBA		Annualized Debt Service \$50,944.44	\$50,944.44
Lot Size (sqft)		2nd Mtg Pmt (if applicable)	
Parking	> 1:1	Debt Service Coverage Ratio 0.94	2.12
Heating	Nat. Gas		
Hot Water	Nat. Gas	Net Cash Flow (NCF) \$2,107	\$56,835
Sewer	Public	Return on investment (ROI) 0.7%	19.2%
Water	Public	CAP Rate 5.4%	10.9%
Trash	City Pick-Up		
Utility Split	Tenant Paid		
Sprinklers	No		
Security System	No		
Asset Class	B		

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RENT ROLL							Proforma Rate		
Unit	Address	Income Type	Status	Sqft	Bed(s)	Bath(s)	Cost / metric	RENT	PROFORMA
1	163-165 Main St	Commercial	Modified Gross	1200				\$1,644.00	\$1,800.00
2		Commercial	Modified Gross	1000				\$1,913.00	\$2,000.00
3		Residential	Leased	600	2	1		\$1,400.00	\$1,800.00
4		Residential	Leased	600	1	1		\$1,290.00	\$1,600.00
5		Residential	Leased	600	1	1		\$1,200.00	\$1,600.00
6		Residential	New Dev	1200	2	1			\$3,750.00