

XX S 12th Newark (36 S 12)

Income & Expense + Investment Analysis

	Current	
Income:	<i>Monthly</i>	<i>Yearly</i>
Unit 1 -	\$1,100	\$13,200
Unit 2 -	\$975	\$11,700
Unit 3 -	\$884	\$10,608
Total:	\$2,959	\$35,508
Expenses:	<i>Monthly</i>	<i>Yearly</i>
Taxes	\$330	\$3,958
Insurance	\$125.00	\$1,500
Management 5%	\$147.95	\$1,775
Repairs 5%	\$147.95	\$1,775
Water	\$150.00	\$1,800
Vacancy 3%	\$88.77	\$1,065
Utilities	\$240.00	\$2,880
Total		\$14,754
Net Profit		\$20,754
List Price		\$349,500

Cash for Keys (\$5k per door)

	Pro-Forma	
Income:	<i>Monthly</i>	<i>Yearly</i>
Unit 1 -	\$1,400	\$16,800
Unit 2 -	\$1,400	\$16,800
Unit 3 -	\$1,400	\$16,800
		\$0
Total:	\$4,200	\$50,400
Expenses:	<i>Monthly</i>	<i>Yearly</i>
Taxes	\$330	\$3,958
Insurance	\$125.00	\$1,500
Management 5%	\$210.00	\$2,520
Repairs 5%	\$210.00	\$2,520
Water	\$150.00	\$1,800
Vacancy 3%	\$126.00	\$1,512
Utilities	\$0.00	\$0
Total		\$13,810
Net Profit		\$36,590
List Price		\$349,500
ARV		\$575,000
Cash for keys		\$15,000
Down Payment 15%		\$52,425
Mortgage Amount		\$297,075
Mortgage Payment 5%	\$1,595	\$19,137
Cash return	\$1,454	\$17,453
Cap Rate		10%
Cash-on-Cash		33.3%