

XX Grove St, Irvington,, NJ
Income & Expense + Investment Analysis

	Current	
Income:	<i>Monthly</i>	<i>Yearly</i>
Unit 1 (retail)	\$750	\$9,000
Unit 2 - 2Bd/1Ba	\$950	\$11,400
Unit 3 - 3Bd/1Ba	\$950	\$11,400
Unit 4 - 1 Bd/1Ba (to be delivered vacant)	\$750	\$9,000
Parking - Two Spaces		
Total:	\$3,400	\$40,800
Expenses:	<i>Monthly</i>	<i>Yearly</i>
Taxes	\$655	\$7,863
Insurance	\$166.67	\$2,000
Management 5%	\$170.00	\$2,040
Repairs 5%	\$170.00	\$2,040
Water	\$200.00	\$2,400
Vacancy 3%	\$102.00	\$1,224
Utilities	\$200.00	\$2,400
Total		\$19,967
Net Profit		\$20,833
List Price		\$430,000.00

	Pro-Forma	
Income:	<i>Monthly</i>	<i>Yearly</i>
Unit 1 (retail)	\$800	\$9,600
Unit 2 - 2Bd/1Ba	\$1,600	\$19,200
Unit 3 - 3Bd/1Ba	\$1,900	\$22,800
Unit 4 - 1 Bd/1Ba	\$1,335	\$16,020
Parking - Two Spaces	\$200	\$2,400
Total:	\$5,835	\$67,620
Expenses:	<i>Monthly</i>	<i>Yearly</i>
Taxes	\$655	\$7,863
Insurance	\$166.67	\$2,000
Management 5%	\$281.75	\$3,381
Repairs 5%	\$281.75	\$3,381
Water	\$200.00	\$2,400
Vacancy 3%	\$169.05	\$2,029
Utilities	\$0.00	\$0
Total		\$21,054
Net Profit		\$46,566
List Price		\$430,000.00
ARV		\$625,000.00
Cash for keys		\$10,000.00
Down Payment 15%		\$64,500.00
Mortgage Amount		\$365,500.00
Mortgage Payment 5%	\$1,962	\$23,545.00
Cash return	\$1,918	\$23,021.40
Cap Rate		11%
Cash-on-Cash		35.7%