

XX Roseville Newark, NJ
Income & Expense + Investment Analysis

	Current	
Income:	<i>Monthly</i>	<i>Yearly</i>
Unit 1 - 2 bed 1 bath	\$1,700	\$20,400
Unit 2 - 2 bed 1 bath	\$1,500	\$18,000
Unit 3 - 1 bed 1 bath	\$1,050	\$12,600
Unit 4 - 1 bed 1 bath	\$1,200	\$14,400
Unit 5 - 1 bed 1 bath	\$1,200	\$14,400
Unit 6 - 1 bed 1 bath	\$1,250	\$15,000
Unit 7 - 1 bed 1 bath	\$0	\$0
		\$0
Total:	\$7,900	\$94,800
Expenses:	<i>Monthly</i>	<i>Yearly</i>
Taxes	\$1,634	\$19,604
Insurance	\$350.00	\$4,200
Management 5%	\$395.00	\$4,740
Repairs 5%	\$395.00	\$4,740
Water	\$350.00	\$4,200
Vacancy 3%	\$237.00	\$2,844
Utilities	\$490.00	\$5,880
Total		\$46,208
Net Profit		\$48,593
List Price		\$900,000

Cash for Keys (\$5k per door)

	Pro-Forma	
Income:	<i>Monthly</i>	<i>Yearly</i>
Unit 1 - 2 bed 1 bath	\$2,000	\$24,000
Unit 2 - 2 bed 1 bath	\$1,700	\$20,400
Unit 3 - 1 bed 1 bath	\$1,400	\$16,800
Unit 4 - 1 bed 1 bath	\$1,400	\$16,800
Unit 5 - 1 bed 1 bath	\$1,400	\$16,800
Unit 6 - 1 bed 1 bath	\$1,400	\$16,800
Unit 7 - 1 bed 1 bath	\$1,400	\$16,800
Bonus - 1 bed 1 bath	\$1,000	\$12,000
Garage - 2 car garage	\$500	\$6,000
Parking - 5 spaces	\$500	\$6,000
Total:	\$12,700	\$152,400
Expenses:	<i>Monthly</i>	<i>Yearly</i>
Taxes	\$1,634	\$19,604
Insurance	\$350.00	\$4,200
Management 5%	\$635.00	\$7,620
Repairs 5%	\$635.00	\$7,620
Water	\$350.00	\$4,200
Vacancy 3%	\$381.00	\$4,572
Utilities	\$0.00	\$0
Total		\$47,816
Net Profit		\$104,585
List Price		\$900,000
ARV		\$1,327,200
Cash for keys		\$25,000
Down Payment 15%		\$135,000
Mortgage Amount		\$765,000
Mortgage Payment 8%	\$5,613	\$67,360
Cash return	\$3,102	\$37,225
Cap Rate		12%
Cash-on-Cash		27.6%