

XX Liberty Road Englewood, NJ					
Income & Expense + Investment Analysis			Cash for Keys (\$5k per door)		
	Current			Pro-Forma	
Income:	Monthly	Yearly	Income:	Monthly	Yearly
Unit 1 - 3Bd/1Ba	\$1,650	\$19,800	Unit 1 - 3Bd/1Ba	\$3,000	\$36,000
Unit 2 - 3Bd/1Ba	\$1,500	\$18,000	Unit 2 - 3Bd/1Ba	\$3,000	\$36,000
Unit 3 - 1Bd/1Ba	\$1,000	\$12,000	Unit 3 - 1Bd/1Ba	\$1,950	\$23,400
<b>Total:</b>	<b>\$4,150</b>	<b>\$49,800</b>	<b>Total:</b>	<b>\$7,950</b>	<b>\$95,400</b>
Expenses:	Monthly	Yearly	Expenses:	Monthly	Yearly
Taxes	\$803	\$9,639	Taxes	\$803	\$9,639
Insurance	\$125.00	\$1,500	Insurance	\$125.00	\$1,500
Management 5%	\$332.00	\$3,984	Management 5%	\$635.28	\$7,623
Repairs 5%	\$207.50	\$2,490	Repairs 5%	\$397.50	\$4,770
Water (Included)	\$0.00	\$0.00	Water (Included)	\$0.00	\$0.00
Vacancy 3%	\$124.50	\$1,494	Vacancy 3%	\$238.50	\$2,862
Utilities (Separate)	\$0.00	\$0	Utilities (Separate)	\$0.00	\$0
<b>Total</b>		<b>\$19,107</b>	<b>Total</b>		<b>\$26,394</b>
<b>Net Profit</b>		<b>\$30,693</b>	<b>Net Profit</b>		<b>\$69,006</b>
List Price		\$640,000	List Price		\$640,000
			ARV		\$850,000
			Cash for keys		\$5,000
			Down Payment 15%		\$96,000
			Mortgage Amount		\$544,000
			Mortgage Payment 5%	\$2,920	\$35,044
			Cash return	\$2,830	\$33,962
			<b>Cap Rate</b>		<b>11%</b>
			<b>Cash-on-Cash</b>		<b>35.4%</b>