

XX Williamson Ave Hillside,NJ

Income & Expense + Investment Analysis

	Current			Pro-Forma	
Income:	<i>Monthly</i>	<i>Yearly</i>	Income:	<i>Monthly</i>	<i>Yearly</i>
Unit 1 (Studio) <i>vacant</i>	\$0.00	\$0.00	Unit 1 (Studio) <i>vacant</i>	\$1,250.00	\$15,000.00
Unit 2 (3Bd)	\$1,200.00	\$14,400.00	Unit 2 (3 Bed)	\$2,100.00	\$25,200.00
Unit 3 (2Bed)	\$1,150.00	\$13,800.00	Unit 3 (2 Bed)	\$1,750.00	\$21,000.00
Garage 1	\$100.00	\$1,200.00	Garage 1	\$100.00	\$1,200.00
Garage 2	\$100.00	\$1,200.00	Garage 2	\$100.00	\$1,200.00
Total:	\$2,550	\$30,600	Total:	\$5,300	\$63,600
Expenses:	<i>Monthly</i>	<i>Yearly</i>	Expenses:	<i>Monthly</i>	<i>Yearly</i>
Taxes	\$915.55	\$10,986.59	Taxes	\$915.55	\$10,986.59
Insurance	\$150.00	\$1,800.00	Insurance	\$150.00	\$1,800.00
Management 5%	\$127.50	\$1,530.00	Management 5%	\$265.00	\$3,180.00
Repairs 5%	\$127.50	\$1,530.00	Repairs 5%	\$265.00	\$3,180.00
Water	\$150.00	\$1,800.00	Water	\$150.00	\$1,800.00
Vacancy 2.5%	\$63.75	\$765.00	Vacancy 2.5%	\$132.50	\$1,590.00
Utilities	\$0.00	\$0	Utilities (Common Area)	\$0.00	\$0
Total		\$18,412	Total		\$22,537
Net Profit		\$12,188	Net Profit		\$41,063
List Price		\$399,500.00	List Price		\$399,500.00
			ARV		\$580,000.00
			Cash for keys		\$2,500.00
			Down Payment 15%		\$59,925.00
			Mortgage Amount		\$339,575.00
			Mortgage Payment 6%	\$2,035.92	\$24,431.08
			Cash return	\$1,386.03	\$16,632.33
			Cap Rate		10%
			Cash-on-Cash		27.8%