

XX Bayonne, NJ

Income & Expense + Investment Analysis

	Current	
Income:	<i>Monthly</i>	<i>Yearly</i>
Unit 1 - 3Bd/1Ba (Vacant)	\$0	\$0
Unit 2 - 4Bd/1Ba (Vacant)	\$0	\$0
Total:	\$0	\$0
Expenses:	<i>Monthly</i>	<i>Yearly</i>
Taxes	\$841	\$10,090
Insurance	\$83.33	\$ 1,000.00
Management 5%	\$0.00	\$0
Repairs 5%	\$0.00	\$0
Water	\$100.00	\$1,200
Vacancy 3%	\$0.00	\$0
Utilities	\$0.00	\$0
Total		\$12,290
Net Profit	Delivered Vacant	
List Price		\$389,000.00

	Pro-Forma	
Income:	<i>Monthly</i>	<i>Yearly</i>
Unit 1 - 3Bd/1Ba	\$2,400	\$28,800
Unit 2 - 4Bd/1Ba	\$3,000	\$36,000
		\$0
Total:	\$5,400	\$64,800
Expenses:	<i>Monthly</i>	<i>Yearly</i>
Taxes	\$841	\$10,090
Insurance	\$83.33	\$1,000
Management 5%	\$270.00	\$3,240
Repairs 5%	\$270.00	\$3,240
Water	\$100.00	\$1,200
Vacancy 3%	\$162.00	\$1,944
Utilities	\$0.00	\$0
Total		\$20,714
Net Profit		\$44,086
List Price		\$389,000.00
ARV		\$550,000.00
Cash for keys		\$0.00
Down Payment 15%		\$58,350.00
Mortgage Amount		\$330,650.00
Mortgage Payment 5%	\$1,775	\$21,300.01
Cash return	\$1,899	\$22,785.83
Cap Rate		11%
Cash-on-Cash		39.1%