

**XX Pine St Elizabeth, NJ**

Income & Expense + Investment Analysis

	<b>Current</b>	
<b>Income:</b>	<i>Monthly</i>	<i>Yearly</i>
Unit 1 - 2Bd/1Ba	\$750	\$9,000
Unit 2 - 2Bd/1Ba	\$750	\$9,000
Unit 3 - 2Bd/1Ba	\$750	\$9,000
<b>Total:</b>	<b>\$2,250</b>	<b>\$27,000</b>
<b>Expenses:</b>	<i>Monthly</i>	<i>Yearly</i>
Taxes	\$320	\$3,834
Insurance	\$125.00	\$1,500
Management 5%	\$112.50	\$1,350
Repairs 5%	\$112.50	\$1,350
Water	\$150.00	\$1,800
Vacancy 3%	\$67.50	\$810
Utilities	\$0.00	\$0
<b>Total</b>		<b>\$10,644</b>
<b>Net Profit</b>		<b>\$16,356</b>
List Price		\$459,000

	<b>Pro-Forma</b>	
<b>Income:</b>	<i>Monthly</i>	<i>Yearly</i>
Unit 1 - 2Bd/1Ba	\$1,800	\$21,600
Unit 2 - 2Bd/1Ba	\$1,800	\$21,600
Unit 3 - 2Bd/1Ba	\$1,800	\$21,600
<b>Total:</b>	<b>\$5,400</b>	<b>\$64,800</b>
<b>Expenses:</b>	<i>Monthly</i>	<i>Yearly</i>
Taxes	\$320	\$3,834
Insurance	\$125.00	\$1,500
Management 5%	\$270.00	\$3,240
Repairs 5%	\$270.00	\$3,240
Water	\$150.00	\$1,800
Vacancy 3%	\$162.00	\$1,944
Utilities (Common Area)	\$0.00	\$0
<b>Total</b>		<b>\$15,558</b>
<b>Net Profit</b>		<b>\$49,242</b>
List Price		\$459,000
ARV		\$650,000
Cash for keys		\$15,000
Down Payment 15%		\$68,850
Mortgage Amount		\$390,150
Mortgage Payment 5%	\$2,094	\$25,133
Cash return	\$2,009	\$24,109
<b>Cap Rate</b>		<b>11%</b>
<b>Cash-on-Cash</b>		<b>35.0%</b>