XX Presidential Ave., Paterson, NJ

Income & Expense + Investment Analysis

Cash for Keys ($5k per door)

	Current	
Income:	*Monthly*	*Yearly*
Unit 1 - 2Bd/1Ba	*$1,170*	*$14,040*
Unit 2 - 2Bd/1Ba	*$1,523*	*$18,276*
Total:	**$2,693**	**$32,316**
Expenses:	*Monthly*	*Yearly*
Taxes	$99	$1,191
Insurance	$145.83	$1,750
Management 5%	$134.65	$1,616
Repairs 5%	$134.65	$1,616
Water	$100.00	$1,200
Vacancy 3%	$80.79	$969
Utilities	$0.00	$0
Total		**$8,342**
Net Profit		**$23,974**
List Price		$275,000

	Pro-Forma	
Income:	*Monthly*	*Yearly*
Unit 1 - 2Bd/1Ba	*$1,800*	*$21,600*
Unit 2 - 2Bd/1Ba	*$1,800*	*$21,600*
Total:	**$3,600**	**$43,200**
Expenses:	*Monthly*	*Yearly*
Taxes	$99	$1,191
Insurance	$145.83	$1,750
Management 5%	$180.00	$2,160
Repairs 5%	$180.00	$2,160
Water	$100.00	$1,200
Vacancy 3%	$108.00	$1,296
Utilities (Common Area)	$0.00	$0
Total		**$9,757**
Net Profit		**$33,443**
List Price		$275,000
ARV		$425,000
Cash for keys		$15,000
Down Payment 15%		$41,250
Mortgage Amount		$233,750
Mortgage Payment 5%	$1,255	$15,058
Cash return	$1,532	$18,385
Cap Rate		**12%**
Cash-on-Cash		**44.6%**