

**XX Jersey St. Paterson, NJ**  
Income & Expense + Investment Analysis

|                   | <b>Current</b> |                 |
|-------------------|----------------|-----------------|
| <b>Income:</b>    | <i>Monthly</i> | <i>Yearly</i>   |
| Unit 1- 2Bd/1Ba   | \$1,000        | \$12,000        |
| Unit 2 -2Bd/1Ba   | \$825          | \$9,900         |
| Unit 3- 2Bd/1Ba   | \$1,400        | \$16,800        |
| Unit 4 -1Bd/1Ba   | \$1,000        | \$12,000        |
| Unit 5 -2Bd/1Ba   | \$825          | \$9,900         |
|                   |                |                 |
| <b>Total:</b>     | <b>\$5,050</b> | <b>\$60,600</b> |
|                   |                |                 |
| <b>Expenses:</b>  | <i>Monthly</i> | <i>Yearly</i>   |
| Taxes             | \$1,096        | \$13,150.49     |
| Insurance         | \$250.00       | \$3,000         |
| Management 5%     | \$252.50       | \$3,030         |
| Repairs 5%        | \$252.50       | \$3,030         |
| Water             | \$100.00       | \$3,000         |
| Vacancy 3%        | \$151.50       | \$1,818         |
| Utilities         | \$0.00         | \$0             |
| <b>Total</b>      |                | <b>\$27,028</b> |
|                   |                |                 |
| <b>Net Profit</b> |                | <b>\$33,572</b> |
| List Price        |                | \$669,500       |
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|                     | <b>Pro-Forma</b> |                 |
|---------------------|------------------|-----------------|
| <b>Income:</b>      | <i>Monthly</i>   | <i>Yearly</i>   |
| Unit 1- 2Bd/1Ba     | \$1,650          | \$19,800        |
| Unit 2 -2Bd/1Ba     | \$1,650          | \$19,800        |
| Unit 3- 2Bd/1Ba     | \$1,650          | \$19,800        |
| Unit 4 -1Bd/1Ba     | \$1,500          | \$18,000        |
| Unit 5 -2Bd/1Ba     | \$1,650          | \$19,800        |
|                     |                  |                 |
| <b>Total:</b>       | <b>\$8,100</b>   | <b>\$97,200</b> |
|                     |                  |                 |
| <b>Expenses:</b>    | <i>Monthly</i>   | <i>Yearly</i>   |
| Taxes               | \$1,096          | \$13,150.49     |
| Insurance           | \$250.00         | \$3,000         |
| Management 5%       | \$405.00         | \$4,860         |
| Repairs 5%          | \$405.00         | \$4,860         |
| Water               | \$100.00         | \$1,200         |
| Vacancy 3%          | \$243.00         | \$2,916         |
| Utilities           | \$0.00           | \$0             |
| <b>Total</b>        |                  | <b>\$29,986</b> |
|                     |                  |                 |
| <b>Net Profit</b>   |                  | <b>\$67,214</b> |
| List Price          |                  | \$669,500       |
| ARV                 |                  | \$800,000       |
| Rehab               |                  | \$60,000        |
| Down Payment 15%    |                  | \$100,425       |
| Mortgage Amount     |                  | \$569,075       |
| Mortgage Payment 4% | \$2,717          | \$32,602        |
| Cash return         | \$2,884          | \$34,611        |
| <b>Cap Rate</b>     |                  | <b>10%</b>      |
| <b>Cash-on-Cash</b> |                  | <b>34%</b>      |
|                     |                  |                 |