

**XX Clinton Ave Jersey City, NJ**  
Income & Expense + Investment Analysis

	<b>Current</b>	
<b>Income:</b>	<i>Monthly</i>	<i>Yearly</i>
Unit 1 - 1 bed	\$931	\$11,172
Unit 2 - 1 bed	\$910	\$10,920
Unit 3 - 1 bed	\$864	\$10,368
Unit 4 - 1 bed	\$860	\$10,320
Unit 5 - 1 bed	\$850	\$10,200
Unit 6 - 1 bed	\$817	\$9,804
<b>Total:</b>	<b>\$5,232</b>	<b>\$62,784</b>
<b>Expenses:</b>	<i>Monthly</i>	<i>Yearly</i>
Taxes	\$668	\$8,020.00
Insurance	\$250.00	\$3,000
Management 5%	\$261.60	\$3,139
Repairs 5%	\$261.60	\$3,139
Water	\$300.00	\$3,600
Vacancy 3%	\$156.96	\$1,884
Utilities	\$0.00	\$0
<b>Total</b>		<b>\$22,782</b>
<b>Net Profit</b>		<b>\$40,002</b>
List Price		\$825,000

	<b>Pro-Forma</b>	
<b>Income:</b>	<i>Monthly</i>	<i>Yearly</i>
Unit 1 - 1 bed	\$1,600	\$19,200
Unit 2 - 1 bed	\$1,600	\$19,200
Unit 3 - 1 bed	\$1,600	\$19,200
Unit 4 - 1 bed	\$1,600	\$19,200
Unit 5 - 1 bed	\$1,600	\$19,200
Unit 6 - 1 bed	\$1,600	\$19,200
<b>Total:</b>	<b>\$9,600</b>	<b>\$115,200</b>
<b>Expenses:</b>	<i>Monthly</i>	<i>Yearly</i>
Taxes	\$668	\$8,020.00
Insurance	\$250.00	\$3,000
Management 5%	\$480.00	\$5,760
Repairs 5%	\$480.00	\$5,760
Water	\$300.00	\$3,600
Vacancy 3%	\$288.00	\$3,456
Utilities	\$0.00	\$0
<b>Total</b>		<b>\$29,596</b>
<b>Net Profit</b>		<b>\$85,604</b>
List Price		\$825,000
ARV		\$1,250,000
Cash for keys		\$75,000
Down Payment 15%		\$123,750
Mortgage Amount		\$701,250
Mortgage Payment 5%	\$3,764	\$45,174
Cash return	\$3,369	\$40,430
<b>Cap Rate</b>		<b>10%</b>
<b>Cash-on-Cash</b>		<b>32.7%</b>