



INSTRUCTIONS - INPUT DATA IN GREEN FIELDS ONLY. DO NOT ENTER ANYWHERE ELSE OR FORMULAS WILL BE CORRUPTED.

Price	\$ 799,000		
Equity	199,750	25.0%	
Mortgage	599,250	75.0%	
			100.0%
Mortgage Interest Rate	7.0%		
Mortgage Term - years	25		
Number of units	6		
Price per unit	\$ 133,167		
		2025	2026 Projections
NOI cap rate		8.0%	10.6%
Return on Investment (Net Cashflow before Mortgage Amortization / Equity)		8.8%	18.5%
Return on Investment (Net Cashflow after Mortgage Amortization / Equity)		4.3%	14.1%
DSCR (Cashflow after Cap Reserve / Total Debt Repayment)		1.17	1.55
DSCR (Cashflow after Cap Reserve / Mortgage Interest)		1.42	1.88
Breakeven occupancy (excluding capital reserves)		77%	64%
Income Multiplier		8.4	6.7

	SF	Baths	Rent		Potential Rent	
			Current	Month	Year	
101 A&B (Barber Shop)	1800	0.5	1,600	2,500	30,000	
99 (NE Liquidators)	700	0.5	1,500	1,500	18,000	
3 Middleton (Unit A)	800	1	1,200	1,500	18,000	
3 Middleton (Unit B)	800	1	1,200	1,500	18,000	
99 ½ E Main st (Unit C)	800	1	1,200	1,500	18,000	
Warehouse	1500	0.5	1,500	1,700	20,400	
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					-	
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					-	
	6400	5	8,200	10,200	122,400	

		2025 Rent & Expenses	Potential Rent & Projected Expenses
INCOME			
Gross Rents		98,400	122,400
Vacancy rate	3.0%	2,952	3,672
Net Rents		95,448	118,728
Laundry			
OPERATING EXPENSES			
Insurance		8,500	8,500
Real Estate Taxes		10,000	10,000
Repairs & Maintenance	5.0%	4,772	5,936
Management Fee	5.0%	4,772	5,936
Dumpster Fee			
Land scape/Snow removal		1,000	1,000
Utilities Electric		300	350
Fire Alarm Quarterly		360	360
Water		1,000	1,100
Sewer		500	600
Parking Expense		0	0
Total Operating Expenses		31,205	33,783
Net Operating Income (NOI)		64,243	84,945
Capital Reserves	5.0%	4,772	5,936
Cash flow after cap reserve and before mortgage int.		59,471	79,009
Mortgage Interest		41,989	41,989
Net Cashflow		17,481	37,019
Mortgage Amortization		8,835	8,835
Total Annual Mortgage Payment		50,824	50,824