Purchase price	$695,000.00
Rehab cost	$90,000.00
Closing Cost	$10,425.00
Total capital	$795,425.00

Intial Loan Amount	$556,000
Interest rate	0.07
Down Payment	$139,000
Total Out of pocket	$ 239,425

Number of Units 6

Income				
Unit Type	Current Rents	Sqft	Proforma	Number of Units
Studio	$750.00	324	$999	1
2Bed/1Bath	$981.00	715	$1,299	5
Other Income	$0.00		$50.00	
Total Monthly Income	$ 5,655.0		$ 7,544.0	6
Total Annually Income	$ 67,860.0		$ 90,528.0	

Total NOI annually	$ 45,280.82	$ 67,948.82
Total NOI monthly	$3,773.40	$5,662.40
Debt Service Annually	$38,920.00	$38,920.00
Debt Service Monthly	$3,243.33	$3,243.33
Cash Flow Annually	$ 6,360.82	$ 29,028.82
Cash Flow Monthly	$530.07	$2,419.07
Cash on Cash	2.66%	12.12%
Cap Rate	6.52%	9.78%

Expenses	
	Proforma
Repairs and Maintance	-$4,500.00
Water/Sewer/Trash	-$7,200.00
Property Managemnet	-$4,071.60
Insurance	-$3,900.00
Contract Services	-$1,200.00
Taxes	-$1,707.58
Total Annual Expense	**-$22,579.18**

Unit	Type	SF	Rate
502	2b/1b	715	$995.00
504	2b/1b	715	$945.00
506	2b/1b	715	$995.00
1403	2b/1b	715	$975.00
1405	2b/1b	715	$995.00
1407	Studio	324	$750.00