

Price		Purchase Price	1,350,000
Cap Rate			8.24%
Debt Coverage Ratio (DCR)			1.80
Price Per Unit (Land & Material)			56,250
1st Mortgage	80.0%		1,080,000

Rental Income

	Units	Rent	Monthly	Income
Rent - Tenants	24	638	15,300	183,600
Vacancy	5.00%			(9,180)
Laundry				0 ¹
Total Revenue				174,420

Operating Expenses

		Per Unit Yearly	Expenses
Maintenance		150.00	3,600
Lawn Care & Snow Removal		145.83	3,500
Gas & Electric		63.00	1,512 ²
Garbage		50.00	1,200 ²
Cleaning, Pest, Misc.		37.50	900
Water (IA American Water)		163.75	3,930 ²
Sewer / Storm Water		69.17	1,660 ²
Management	5.00%	363.38	8,721
Reserve	25.00 Per unit monthly	300.00	7,200 ³
Operating Expenses		1,342.63	32,223

Fixed Expenses

Insurance	231.25	5,550 ⁴
Real Estate Taxes	1,058.63	25,407 ⁵
Total Fixed Expenses		30,957
Per unit expense yearly	2,633	

Total Expenses 63,180

Net Operating Income 111,240

Debt Service

	%	Term (Years)	Rate	Debt Service & Cash Flow
1st Mortgage	80.0%	30	4.00%	(\$61,873.02)

Cash Flow Yearly \$49,367
 Cash Flow Monthly 4,114
 Monthly Unit Cashflow \$171