



**\$96K**  
**ANNUAL REVENUE**

**7.08%**  
**CAP RATE**

**11**  
**GROSS RENT MULTIPLIER**

## INCOME & EXPENSES 354 CRESCENT

Figures are actual based on documentation provided unless otherwise noted

<b>ACQUISITION COSTS</b>	<b>Amount</b>	<b>Monthly</b>	<b>Yearly</b>	<b>Comments</b>
Purchase Price	\$1,098,000			
Down Payment %	30%			
Down Payment	\$329,400			
Mortgage Amount	\$768,600	\$3,781	\$45,373	
Closing Costs				Estimated escrow, title and loan origination fees
Mortgage Rate	4.25%			
Amortization Period (years)	30			
<b>INCOME</b>		<b>Monthly</b>	<b>Yearly</b>	
Top Floor		\$4,500	\$54,000	Projected
Middle Floor		\$2,000	\$24,000	Actual
Garden Apartment		\$1,500	\$18,000	Actual
<b>Gross Income</b>		<b>\$8,000</b>	<b>\$96,000</b>	
<b>EXPENSES</b>		<b>Monthly</b>	<b>Yearly</b>	<b>Comments</b>
Water		\$260	\$3,120	Projected
Garbage		\$90	\$1,080	Projected
Landscaper		\$100	\$1,200	Projected
Building Insurance			\$2,123	Quote from Farmer's Insurance
Property Taxes	1.1723%	\$1,073	\$12,872	Actual rate per 2017 tax bill
<b>Gross Expenses</b>		<b>\$1,523</b>	<b>\$20,395</b>	
<b>BOTTOM LINE</b>		<b>Monthly</b>	<b>Yearly</b>	
Net Operating Income		\$6,477	\$77,728	
Mortgage and Interest		\$3,781	\$45,373	
Net Income		\$2,696	\$32,356	
<b>RATIOS</b>	<b>Amount</b>			
Cap Rate (NOI/PP)	7.08%			
GRM (PP/REV)	11			



Proudly presented by  
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