

279-281 Andover

Proforma 279-281 Andover

Figures are actual based on documentation provided unless otherwise noted

ACQUISITION COSTS	Amount	Monthly	Yearly	Comments
Purchase Price	\$1,098,000			
Down Payment %	30%			
Down Payment	\$329,400			
Mortgage Amount	\$768,600	\$3,894	\$46,733	
Closing Costs	\$10,980			Estimated escrow, title and loan origination fees
Mortgage Rate	4.50%			
Amortization Period (years)	30			

INCOME	Monthly	Yearly	
279 Upper	\$1,675	\$20,100	Actual
281 Lower	\$1,045	\$12,540	Actual
Gross Income	\$2,720	\$32,640	

EXPENSES	Monthly	Yearly	Comments
Water	\$200	\$2,400	Projected
Garbage	\$0	\$0	Paid by each tenant
Landscaper	\$0	\$0	Projected
Building Insurance	\$125	\$1,500	Estimate
Property Taxes	1.1723%	\$1,073	\$12,872 Approx
Gross Expenses	\$1,398	\$16,772	



Proudly presented by Michael Minson and Danielle Lazier