

## PROPERTY INFO

PROPERTY INFORMATION	
Apartment Name	Cleveland, OH
Number of Units	8
Year Constructed	1950
Type of Buildings	SFR
Parking	Asphalt
Metering	Individual
HVAC	Individual
Hot Water/gas	Individual
Roofs	Pitched
Exterior	Siding
Acreage of Site	20
Density (units/acre)	0.4

INVESTMENT INFORMATION		
Asking Price		\$326,000
Purchase Price		
Rehab Costs		
Initial Turns (Units/Cost)	0	\$1,000
Closing Costs, est.		
Price-all in		
Price / Unit		\$40,000
Price / SF		\$29.59
Pro Forma Cap Rate (Yrs 1-5)		11.34%
Proposed Loan Amount		\$0
Proposed Down Payment	100%	\$320,000
Annual Interest Rate		7.00%
Total # of Payments	25	\$300
Loan Amount		\$0
Monthly Payment (P+I) =		\$0
Interest Only		\$0

UNIT MIX & RENT SCHEDULE							
Units	Type	Style	Sq. Footage	Total Sq Feet	Scheduled Rent-Year 1	Monthly Scheduled Rent	Total Scheduled Rent
1	3/1	SFR	1188	1,188	\$700	\$700	\$8,400
1	4/2	DUP	1,584	1,584	\$1,000	\$1,000	\$12,000
1	3/2	DUP	2,210	2,210	\$1,000	\$1,000	\$12,000
1	3/1	SFR	1,193	1,193	\$650	\$650	\$7,800
1	4/1	SFR	1,776	1,776	\$630	\$630	\$7,560
1	2/1	SFR	1,076	1,076	\$500	\$500	\$6,000
1	4/1	SFR	1,709	1,709	\$550	\$550	\$6,600
1	3/1	SFR	1,468	1,468	\$1,000	\$1,000	\$12,000
0	0	0	0	0	\$0	\$0	\$0
0	0	0	0	0	\$0	\$0	\$0
0	0	0	0	0	\$0	\$0	\$0
0	0	0	0	0	\$0	\$0	\$0
<b>Totals/ ( Average)</b>							
8			1,526	12,204	\$754	\$6,030	\$72,360

Scheduled Rent:							
	Units	Sq. Footage	Sq Feet	Yearly Scheduled	Monthly Scheduled Rent	Total Scheduled Rent	
Year I	8	1,526	12,204	\$754	\$6,030	\$72,360	
Year II	8	1,526	12,204	\$769	\$6,151	\$73,807	
Year III	8	1,526	12,204	\$784	\$6,274	\$75,283	
Year IV	8	1,526	12,204	\$800	\$6,399	\$76,789	
Year V	8	1,526	12,204	\$816	\$6,527	\$78,325	

\$320,000
\$13,200
\$0
\$27,934
<b>\$361,134</b>
12.52%

Rent/SF
\$0.59
\$0.63
\$0.45
\$0.54
\$0.35
\$0.46
\$0.32
\$0.68

\$0.49
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Rent/SF
\$0.49
\$0.50
\$0.51
\$0.52
\$0.53