

## FIVE YEAR PROJECTED BUDGET related data

Acquisition Expenses for Property Pkg			
Purchase price excluding other costs			
Purchase loan amount			
Downpayment			
Legal-Third Party			
Lenders Fee	\$0		Points
Insurance-prepaid, based on quote			
Lender Escrows-Prepaid Real Estate Taxes			
Survey			
Recording-Title Work			
Third Party Reports & \$5k appraisal, \$2,500 engineering, \$2,500 environmental			
Processing Fee-Title Work			
Other			
Funding Operating Accounts-approx. 1/12 of 2nd year			
Reserves for Capital Improvements required by bank per unit		\$0	
Realtor's commission (to be paid by seller)			
Acquisition Fee for EMT	\$0	0.00%	plus, if applicable, soft down of
Closing Costs			
Est unit turn @ \$5k/unit for 32 units (30% vac)			
Current bids est. plus 10%			
Total closing costs			
Initial Investment Total			

Equity Return at Resale- CAP		
10		
Assumes sale after 5 years		
Exit price		\$452,192
Sales expense	4.00%	\$18,088
Loan principal bal at sale		\$0
Investor funds in deal upon sale		\$361,134
Net owner appreciation		\$72,970
Equity Investor		\$47,431
Managing LLC Return		\$25,540

Capital Improvement Exterior Estimates:	
Paint/parking/misc	
Down units 5k each	
Update units	
Exterior work	
Others	
Subtotal	
Added 10%	
Total	
Notes	Both Duplexes need new ro

\$320,000
\$0
\$320,000

\$0
0.00%
\$0
\$1,834
\$2,000
\$2,000
\$2,500
\$2,000
\$0
\$0
\$0.00
\$0
\$0.00
\$27,934

\$0
\$13,200
\$27,934

\$361,134.00
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\$0
\$0
\$12,000
\$0
\$0
\$12,000
\$1,200
\$13,200

ofs.