

Mortgage Breakdown

Bank Owned Asking Price: \$575,000.00

Mortgage Breakdown

Purchase Amount \$450,000.00 or \$7894.00 per unit

30% Down Payment \$135,000.00

Loan Amount \$315,000.00

\$31,617.00

Annual Debt 315,000 @ 8%-2,634.79

#1

#2

Net Operating Income (N.O.I.) \$121,000.00

\$141,000.00

At 85% occupancy (could be 95%)

Debt Annual -\$31,617.00

-\$31,617.00

Net After Debt (N.A.D.) \$89,383.00

\$109,383.00

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\$109,383.00

Down Payment \$135,000.00

\$135,000.00

Rate of Return 66.00%

81.00%

Estimated Turn Around Cost on Approx 23 \$45,000.00

vacant units with an estimated \$2,000.00 per unit

Estimated Value After Turn Around

812,000.00 Sale 30% Down-243,000.00-508,400.00 @ 8% 25 Term=4252x12=57,051

Average Investor Looks for 15% R.O.R.

SALE #1 \$812,000.00

Down Payment \$243,600.00

Mortgage Breakdown

Before Debt	\$121,000.00
Debt on 508,400.00 Balance	\$57,051.00
NOI After Debt	\$63,949.00 / 243,600.00 down payment
Rate of Return	26.00%

SALE #2	\$1,000,000.00
@ 8% 25 year 300,000.00 down	\$70,260.00 annual
Before Debt	\$121,000.00
Net After Debt (N.A.D.)	\$50,740.00 300,000.00 down
Rate of Return	17.00%

57 Unit Building

Cash Breakdown

CASH BREAKDOWN

Purchase	\$450,000.00
Repairs	\$45,000.00
Total Investments	\$495,000.00
Net Income at Current Expense	\$121,000.00
Cash on Cash Rate of Return	24.00%
Cash on Cash at \$141,000.00 Net	
Rate of Return	28.00%