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Summary

Price:		**$**	**980,000**
Down Payment:	**35.0%**	**$**	**343,000**
Number of Units:			**12**
Cost per Legal Unit:			$81,667
Current GRM:			**8.78**
Market GRM:			7.70
Current CAP:			**7.77%**
Market CAP:			9.31%
Approx. Age:			1890/1967
Approx. Lot Size:			6,098
Approx. Gross SF:			6,280
Cost per Net GSF:		$	156.05

Proposed Financing

New First Loan:	$	637,000
Interest Rate:		5.950%
Amortization:		30
Monthly Payment:	$	3,798.68

C-1 ZONING
5 Parking Spaces
13.98% Rental Upside

Annualized Operating Data

	Scheduled Rents		Market Rents	
Scheduled Gross Income:	**$ 111,602**		**$ 127,200**	
Less Vacancy Rate Reserve:	$ (3,348)	3.0%	$ (3,816)	3.0%
Gross Operating Income:	$ 108,254		$ 123,384	
Less Expenses:	$ (32,150)	28.8%	$ (32,150)	25.3%
Net Operating Income:	**$ 76,104**		**$ 91,234**	
Less Loan Payments:	$ (45,584)		$ (45,584)	
Pre-Tax Cash Flow:	**$ 30,520**	**8.9% ****	**$ 45,650**	**13.3% ****
Plus Principal Reduction:	$ 8,129		$ 8,129	
Total Return Before Taxes:	**$ 38,648**	**11.3% ****	**$ 53,778**	**15.7% ****

** As a percent of Down Payment.

** As a percent of the down payment*

Scheduled Income

No. of Units	Bdrms/ Baths	Approx. Sq.Ft.	Scheduled Rents Average Rent/Unit	Scheduled Rents Monthly Income	Market Rents Monthly Rent/Unit	Market Rents Monthly Income
11	Single		$ 786	$ 8,650	$ 905	$ 9,950
1	Bachelor		$ 650	$ 650	$ 650	$ 650
	Avg. Rent/Gr. Sq. Ft.		$1.48		$1.69	
Total Scheduled Rent:			**$ 9,300**		**$**	**10,600**
Laundry:						
Storage income :			$ -		$	-
Monthly Scheduled Gross Income:			**$ 9,300**		**$**	**10,600**
Annual Scheduled Gross Income:			**$ 111,603**		**$**	**127,200**
Utilities Paid by Tenant:	Electric & Gas					

Estimated Annualized Expenses

Taxes:	Rate	1.25%	$ 12,250
Insurance			$ 3,600
DWP/Gas			$ 6,000
Repairs/Maint.			$ 2,500
Maintanence W			$ 1,200
Management			$ 3,600
Reserves			$ 3,000
Total Expenses:			**$ 32,150**
Per Net Sq. Ft.:			$ 5.12
Per Unit:			$ 2,679

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.