

INVESTOR ANALYSIS

	Suite #313 1 Bed (543 sf)		Suite #318 1 Bed (508 sf)		Suite #606 2 Bed (543 sf)	
Revenue						
Avg Size	543		508		543	
Monly Rent/sf	\$3.75		\$3.75		\$3.75	
Monthly Revenue	\$2,036.25		\$1,905.00		\$2,036.25	
Expenses						
Purchase Price	\$363,562.00		\$369,900.00		\$418,900.00	
Down payment	\$72,712.40		\$73,980.00		\$83,780.00	
Mortgage Amount	\$290,849.60		\$295,920.00		\$335,120.00	
Monthly Principle & Interest	\$1,072.39		\$1,091.09		\$1,235.62	
Condo Management Fees	\$224.20		\$224.20		\$262.36	
Property Taxes Monthly	\$157.28		\$157.28		\$157.28	
Insurance	\$28.32		\$28.32		\$30.16	
Monthly Expenses	\$1,482.19		\$1,500.89		\$1,685.42	
Monthly Cash Flow	\$554.06		\$404.11		\$350.83	
Annual Cash Flow	\$6,648.72		\$4,849.32		\$4,209.96	
	Price	Cash Flow	Price	Cash Flow	Price	Cash Flow
Year 1	\$363,562.00	\$6,648.72	\$369,900.00	\$4,849.32	\$418,900.00	\$4,209.96
Year 2	\$381,740.10	\$6,981.16	\$388,395.00	\$5,091.79	\$439,845.00	\$4,420.46
Year 3	\$400,827.11	\$7,330.21	\$407,814.75	\$5,346.38	\$461,837.25	\$4,641.48
Year 4	\$420,868.46	\$7,696.72	\$428,205.49	\$5,613.69	\$484,929.11	\$4,873.55
Year 5	\$441,911.88	\$8,081.56	\$449,615.76	\$5,894.38	\$509,175.57	\$5,117.23

