

INVESTOR ANALYSIS

OCGROW WWW.OCGROWGROUP.COM		VERTOS LIVEATVERTOS.COM		INVESTOR ANALYSIS							
Features		CONDO - 1 BED & 1 BATH GARDEN OASIS		TOWNHOME - 3 BED & 2 BATH PROVIDENCE		TOWNHOME - 2 BED & 2 BATH SOLSTICE		TOWNHOME - 2 BED & 2 BATH SUNPEAK		TOWNHOME - 2 BED & 2 BATH HIGHLINE	
1 STORAGE LOCKER & 1 PARKING STALL		1 STORAGE LOCKER, 1 PARKING STALL & ROOFTOP DECK		1 PARKING STALL		1 PRIVATE GARAGE/DRIVEWAY & ROOFTOP DECK		1 PRIVATE GARAGE/DRIVEWAY & ROOFTOP DECK		1 PRIVATE GARAGE/DRIVEWAY & ROOFTOP DECK	
Revenue		Avg Size		993		879		1043		1053	
Monthly Revenue		\$3.00		\$2.30		\$2.30		\$2.30		\$2.30	
Expenses		\$1,557.00		\$2,283.90		\$2,021.70		\$2,398.90		\$2,421.90	
Purchase Price		\$289,900.00		\$479,900.00		\$399,950.00		\$499,900.00		\$499,900.00	
Down payment		\$72,475.00		\$119,975.00		\$99,987.50		\$124,975.00		\$124,975.00	
Mortgage Amount		\$217,425.00		\$359,925.00		\$299,962.50		\$374,925.00		\$374,925.00	
Monthly Principle & Interest		\$914.50		\$1,513.86		\$1,261.65		\$1,576.95		\$1,576.95	
Condo Management Fees		\$141.82		\$262.36		\$238.85		\$283.63		\$283.63	
Property Taxes Monthly		\$147.58		\$158.61		\$159.36		\$160.47		\$160.47	
Insurance		\$28.32		\$30.16		\$28.32		\$34.58		\$34.58	
Monthly Expenses		\$1,232.22		\$1,964.99		\$1,688.18		\$2,055.63		\$2,055.63	
Monthly Cash Flow		\$324.78		\$318.91		\$333.52		\$343.27		\$366.27	
Annual Cash Flow		\$3,897.36		\$3,826.92		\$4,002.24		\$4,119.24		\$4,395.24	
		Price		Price		Price		Price		Price	
Year 1		\$289,900.00		\$479,900.00		\$399,950.00		\$499,900.00		\$499,900.00	
Year 2		\$304,395.00		\$503,895.00		\$419,947.50		\$524,895.00		\$524,895.00	
Year 3		\$319,614.75		\$529,089.75		\$440,944.88		\$551,139.75		\$551,139.75	
Year 4		\$335,595.49		\$555,544.24		\$462,992.12		\$578,696.74		\$578,696.74	
Year 5		\$352,375.26		\$583,321.45		\$486,141.72		\$607,631.57		\$607,631.57	
		Cash Flow		Cash Flow		Cash Flow		Cash Flow		Cash Flow	
Year 1		\$3,897.36		\$3,826.92		\$4,002.24		\$4,119.24		\$4,395.24	
Year 2		\$4,287.10		\$4,209.61		\$4,402.46		\$4,531.16		\$4,834.76	
Year 3		\$4,715.81		\$4,630.57		\$4,842.71		\$4,984.28		\$5,318.24	
Year 4		\$5,187.39		\$5,093.63		\$5,326.98		\$5,482.71		\$5,850.06	
Year 5		\$5,706.12		\$5,602.99		\$5,859.68		\$6,030.98		\$6,435.07	

