Purchase Price	$1,200,000
Down Payment	$300,000
Interest Rate	5.50%
Am Rate(years)	30
Price/door	$109,090.91
Units	11

Income

Rent	$130,644
Laundry	$1,100
Less Vacancy 3%	$3,919
Total	$127,824.68

Expenses(2022 Actual)

Taxes	$14,138.00
Heat	$5,459.00
Electricity	$1,013.00
Insurance	$4,947.00
Water/Sewer	$6,728.00
Trash	$1,404.00
Maintenance(5% est)	$6,532.20
Lawn/snow	$864.00
legal/acct/fees	$985.00
Total	$42,070.20

Net Operating Income	$85,754.48
Primary	($61,321.21)
Annual Profit	**$24,433.27**

Cash on Cash	8.14%
Cash on Cash with princ	12.08%
Capitilization Rate	7.15%
Interest pmt	$49,500
Principal pmt	$11,821
DSCR	139.845%

Feb 2023 RENT ROLL 3114 E 58th ST							
Unit #	Name	Lse St Date	Lse End Date	SF	BR	Rent	Year
12	Dahlquist	2/1/21	mtm	800	2	$1,275	$ 15,300
14	Wateland	1/1/18	mtm	600	1	$950	$ 11,400
15	Flournoy	5/1/18	mtm	600	1	$875	$ 10,500
16	Caldwell	1/1/10	mtm	600	1	$1,034	$ 12,408
17	Langworthy	6/1/21	mtm	600	1	$895	$ 10,740
18	Lacy	5/1/21	mtm	600	1	$1,029	$ 12,348
19	Block	2/1/21	mtm	600	1	$875	$ 10,500
20	Schroedl	3/1/22	mtm	600	1	$1,050	$ 12,600
21	Barnes	2/1/22	mtm	600	1	$1,054	$ 12,648
22	Bennett	6/1/22	mtm	600	1	$950	$ 11,400
23	Green	1/1/17	mtm	600	1	$900	$ 10,800
				6200		$10,887	$ 130,644

Unit 12: Section 8 rent can now be increased to $1375 but will require signing new 1 year lease