

Property Income Proforma							
4455 Pall Mall Road Baltimore MD 21215							
						Purchase Price	\$ 29,000
						Initial Improvement Budget	\$7,500 - 10,000 \$ 10,000
Financing	LTV	Term	Interest Rate	Amt Fin	Dwn Pmt	Total Investment	\$ 39,000
	70%	20	6.00%	\$ 27,300	\$ 11,700	Current Cap Rate	9.50%
Closing Costs	\$2500 - \$3500				\$ 3,500	Value Based on Current Cap Rate	
Total Cash Invested					\$ 15,200	\$88,421.05	
Unit	Description					Monthly Rent	Annual Rent
1	Entire House					\$ 1,275	\$ 15,300
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
Total Income:						\$ 1,275	\$ 15,300
						Monthly Expense	Annual Expense
Property Taxes (current)						\$ 100	\$ 1,200
Property Insurance						\$ 55	\$ 660
Management Fee						\$ 130	\$ 1,560
Vacancy Reserve						\$ 65	\$ 780
Repairs Reserves						\$ 165	\$ 1,980
License/Lead Certs						\$ 5	\$ 60
Utilities (Water)						\$ 55	\$ 660
Other							\$ -
Other							\$ -
Total Expenses						\$ 575	\$ 6,900
Net Operating Income (NOI)						\$ 700	\$ 8,400
Summary Analysis	Mortgage Payment	Cost per Unit	Cap Rate	Cash on Cash Return	DCR	Monthly Cash Flow	Annual Cash Flow
	\$195.00	\$ 39,000.00	21.5%	39.9%	3.59	\$ 505	\$ 6,060