

Property Income Proforma							
4350 Shamrock Ave Baltimore MD 21206							
						Purchase Price	\$ 56,000
						Initial Improvement Budget	\$5000 - \$17,500 \$ 17,500
Financing	LTV	Term	Interest Rate	Amt Fin	Dwn Pmt	Total Investment	\$ 73,500
	65%	30	5.50%	\$ 47,775	\$ 25,725	Current Cap Rate	9.50%
Closing Costs	\$2500 - \$3500			\$ 3,000	Value Based on Current Cap Rate		
Total Cash Invested					\$ 28,725	\$111,157.89	
Unit	Description					Monthly Rent	Annual Rent
1	First floor and lower level					\$ 965	\$ 11,580
2	2nd Floor (LR, BR, Kitchen, Full Bath)					\$ 775	\$ 9,300
							\$ -
							\$ -
							\$ -
							\$ -
Total Income:						\$ 1,740	\$ 20,880
						Monthly Expense	Annual Expense
Property Taxes:						\$ 190	\$ 2,280
Property Insurance:						\$ 55	\$ 660
Management Fee:						\$ 175	\$ 2,100
Vacancy Reserve:						\$ 85	\$ 1,020
Repairs Reserves:						\$ 215	\$ 2,580
License/Lead Certs:						\$ 5	\$ 60
Utilities (water):						\$ 85	\$ 1,020
Misc:						\$ 50	\$ 600
Other:							\$ -
Total Expenses:						\$ 860	\$ 10,320
Net Operating Income (NOI):						\$ 880	\$ 10,560
Summary Analysis	Mortgage Payment	Cost per Unit	Cap Rate	Cash on Cash Return	DCR	Monthly Cash Flow	Annual Cash Flow
	\$254.23	\$ 36,750.00	14.4%	26.1%	3.46	\$ 626	\$ 7,509