

Property Income Proforma							
5558 Midwood Ave Baltimore MD 21212							
						Purchase Price	\$ 49,900
Initial Improvement Budget						\$28,000 - 45,000	\$ 45,000
Financing	LTV	Term	Interest Rate	Amt Fin	Dwn Pmt	Total Investment	\$ 94,900
	65%	30	6.50%	\$ 61,685	\$ 33,215	Current Cap Rate	9.00%
Closing Costs	\$2500 - \$3500				\$ 3,500	Value Based on Current Cap Rate	
Total Cash Invested					\$ 36,715	\$132,666.67	
Unit	Description					Monthly Rent	Annual Rent
1st Floor	2 BR LR, Kitchen Bath					\$ 950	\$ 11,400
2nd Floor	2 BR LR, Kitchen Bath					\$ 900	\$ 10,800
							\$ -
							\$ -
							\$ -
							\$ -
Total Income:						\$ 1,850	\$ 22,200
						Monthly Expense	Annual Expense
Property Taxes:						\$ 240	\$ 2,880
Property Insurance:						\$ 75	\$ 900
Management Fee:						\$ 185	\$ 2,220
Vacancy Reserve:						\$ 95	\$ 1,140
Repairs Reserves:						\$ 200	\$ 2,400
License/Lead Certs:						\$ 60	\$ 720
Utilities:							\$ -
Other:							\$ -
Other:							\$ -
Total Expenses:						\$ 855	\$ 10,260
Net Operating Income (NOI):						\$ 995	\$ 11,940
Summary Analysis	Mortgage Payment	Cost per Unit	Cap Rate	Cash on Cash Return	DCR	Monthly Cash Flow	Annual Cash Flow
	\$367.77	\$ 47,450.00	12.6%	20.5%	2.71	\$ 627	\$ 7,527