Under Writing Analysis - IN PLACE NUMBERS
JCRP Management, LLC

Property Address: 9639 & 9640 Diamond Dr. St. Louis, MO 63137

Prepared by: John Curry | Broker/Owner

JCRP REALTY & PROPERTY MANAGEMENT

Purchase Price:	**$**	**5,000,000**	**$**	**58,139.53**
				↑Price Per Unit↑
Average Rent Per Unit	$	750		
Number of Leases + OFFICE		86		
Square Feet		55,720		
Percent Down		20%		
Down Payment Amount	**$**	**1,000,000**		
Amount Financed	**$**	**4,000,000**		
Interest Rate		6.50%		
Length of Mortgage (Years)		25		
Payment		**Monthly**		**Annual**
Monthly Mortgage Payment		**$27,008.29**	**$**	**324,099.44**
Rental Income		**Monthly**		**Annual**
86 Units (Currently 70% Occupied)	$	43,008	$	516,096
Tenant Utility Bill Back Revenue (Currently None)			$	-
Vacant Unit Income	$	20,028	$	240,336
Gross Rental Income	$	63,036.00	$	756,432.00
Current Vacancy Rate (**Leasing more & more units every week**)		**30.0%**	$	226,929.60
Net Rental Income	**$**	**44,125.20**	**$**	**529,502.40**

IN-PLACE EXPENSES

Expense Allocations	**ProForma Used**		**Monthly**		**Annual**	
Make Ready Turns	3%	$	1,103.13	$	13,237.56	
Property Tax	10%	$	4,191.89	$	50,302.73	
Management Fee	8%	$	3,530.02	$	42,360.19	
Insurance	4%	$	1,676.76	$	20,121.09	
Utilities: Water, Sewer, Trash-Common Electric	10%	$	4,191.89	$	50,302.73	**All utilities can be billed back to owners bottomline…**
Maintenance Repairs & Labor	3%	$	1,103.13	$	13,237.56	
Materials	3%	$	1,103.13	$	13,237.56	
	38%	**$**	**16,899.95**	**$**	**202,799.42**	**Expenses as % of Net Rent… 38.30%**
Net Operating Income		**$**	**27,225.25**	**$**	**326,702.98**	
Mortgage Payment		$	27,008.29	**$**	**324,099.44**	**Mortgage as a % of Net Rent… 61.21%**
End Buyers Downpayment		$	1,000,000.00			
Net Cash Flow		**$**	**216.96**	**$**	**2,603.54**	Profit Margin… **0.49%**
Cashflow with utilities Totally Billed Back =		**$**	**7,366.16**	**$**	**88,393.92**	Profit w/o Utilities… **15.58%**

Investors Cap Rate		**6.53%**	
Investors Cash on Cash Return		**0.26%**	**CASH ON CASH WITH ALL UTILITIES BACK= 11.42%**
Price Per Unit (All In)	**$**	**58,139.53**	
DSCR		**1.008033162**	
Price Per Foot	**$**	**89.73**	

ALL BUILDINGS HAVE BRAND NEW REMODELS, LANDSCAPING, DECKS/WALKWAYS and SOME NEW ELECTRICAL

Under Writing Analysis - PROFORMA - After leasing all the rent ready units

Property Address: 9639 & 9640 Diamond Dr. St. Louis, MO 63137

Prepared by: John Curry | Broker/Owner

Purchase Price:	**$**	**5,000,000**	**$**	**58,139.53**
				↑Price Per Unit↑
Average Rent Per Unit	$	750		
Number of Leases + OFFICE		86		
Square Feet		55,720		
Percent Down		20%		
Down Payment Amount	**$**	**1,000,000**		
Amount Financed	**$**	**4,000,000**		
Interest Rate		6.50%		
Length of Mortgage (Years)		25		
Payment		**Monthly**		**Annual**
Monthly Mortgage Payment		**$27,008.29**	**$**	**324,099.44**
Rental Income (When at 95% Occupied)		**Monthly**		**Annual**
86 Units	$	43,008	$	516,096
Tenant Utility Bill Back Revenue (100% Billed Back)	$	5,200	$	62,400
Currently Vacant Units **(Once complex is rented to 95% Occupancy)**	$	20,028	$	240,336
Gross Rental Income	$	68,236.00	$	818,832.00
Vacancy Rate		**5.0%**	$	40,941.60
Net Rental Income	**$**	**64,824.20**	**$**	**777,890.40**

IN-PLACE EXPENSES

Expense Allocations	**ProForma Used**		**Monthly**		**Annual**	
Make Ready Turns	3%	$	1,944.73	$	23,336.71	
Property Tax	7%	$	4,213.57	$	50,562.88	
Management Fee	8%	$	5,185.94	$	62,231.23	
Insurance	5%	$	2,917.09	$	35,005.07	
Utilities: Water, Sewer, Trash-Common Electric	8%	$	5,185.94	$	62,231.23	**All utilities can be billed back to owners bottomline…**
Maintenance Repairs & Labor	3%	$	1,750.25	$	21,003.04	
Materials	3%	$	1,750.25	$	21,003.04	
	35%	**$**	**22,947.77**	**$**	**275,373.20**	**Expenses as % of Net Rent…**
						35.40%
Net Operating Income		**$**	**41,876.43**	**$**	**502,517.20**	
Mortgage Payment		$	27,008.29	**$**	**324,099.44**	**Mortgage as a % of Net Rent…**
End Buyers Downpayment		$	1,000,000.00			**41.66%**
Net Cash Flow		**$**	**14,868.15**	**$**	**178,417.76**	Profit Margin... **22.94%**
Investors Cap Rate			**10.05%**			
Investors Cash on Cash Return			**17.84%**			
Price Per Unit (All In)		**$**	**58,139.53**			
DSCR			**1.550503149**			
Price Per Foot		**$**	**89.73**			

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