

**9 Units - 3530 Pera Ave**

<b>Development:</b>	Confidential	As per Seller 06/19/2017
<b>Pros. Buyer:</b>		
<b>Location:</b>	3530 Pera Ave	
<b>County:</b>	El Paso, Texas 79905	

<b>Total Units:</b>	9			<b>Units by Structure Type</b>	
				Single Family	0
				Duplex	0
				Triplex	0
				Fourplex	0
				Townhome	0
				Apartment	0
				Condo	0
				Other	9
				Total	9

<b>Units by Bedroom Size</b>		<b>Units by Income Target</b>	
Eff	0	30%	0
1 Bedroom	6	40%	0
2 Bedroom	2	50%	0
3 Bedroom	0	60%	0
4 Bedroom	0	80%	0
Retail Store	1	Market	9
Total	9	Total	9

<b>Operating Budget</b>	Annual	Per Unit	<b>Long-Term Trending Assumptions</b>	
Gross Rent Potential	\$53,460	\$5,940	Combined Vacancy Rate:	5.0%
Other Income	\$0	\$0	Rent Inflation:	3.5%
Vacancy	\$2,673	\$297	Expense Inflation:	
Adjusted Gross Income	\$56,133	\$6,237	Administration	3.0%
Operating Expenses	\$15,130	\$1,681	Maintenance	4.0%
<b>Net Operating Income</b>	<b>\$35,657</b>	<b>\$3,962</b>	Operating	4.0%
Debt Service			Escrows & Reserves	5.0%

<b>Debt &amp; Cash Flow Over Time</b>				
Year 1 DCR	n/a	Year 1 Net Cash Flow	\$35,657	\$3,962
Year 5 DCR	n/a	Year 5 Net Cash Flow	\$40,196	\$4,466
Year 10 DCR	n/a	Year 10 Net Cash Flow	\$46,609	\$5,179
Year 15 DCR	n/a	Year 15 Net Cash Flow	\$53,927	\$5,992

<b>Development Costs</b>	Total	Per Unit	% of TDC	
Predevelopment & Feasibility	\$0	\$0	0%	
Building & Property Acquisition	\$254,600	\$28,289	100%	
Construction Costs	\$0	\$0	0%	
Professional Services	\$0	\$0	0%	
Carrying & Construction Financing Costs	\$0	\$0	0%	
Permanent Financing & Syndication	\$0	\$0	0%	
Reserves	\$0	\$0	0%	
Construction & Bridge Loan Interest (See	\$0	\$0	0%	
Developer Fee	\$0	\$0	0%	
<b>Total Development Costs</b>	<b>\$254,600</b>	<b>\$28,289</b>	<b>100%</b>	TRUE

<b>Sources</b>	Total	Per Unit	% of TDC
City HOME	\$0	\$0	0%
ARRA Weatherization	\$0	\$0	0%
State Housing Assistance Fund	\$0	\$0	0%
NSP Acquisition Funding	\$0	\$0	0%
Federal Home Loan Bank	\$0	\$0	0%
Sponsor Equity	\$0	\$0	0%
		\$0	0%
		\$0	0%
<b>Total Sources</b>	<b>\$0</b>	<b>\$0</b>	<b>0%</b>

	<b>\$254,600</b>	<b>\$28,289</b>	<b>100%</b>	<b>CAP Rate 14.01%</b>
<b>Land Area</b>	7,000	<b>\$36.37 /sqft</b>	<b>14% of CAP Rate with a Net Operating Income of \$35,657 per Year.</b>	
<b>Building Sq.Ft.</b>	5,883	<b>\$43.28 /sqft</b>		

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**REVENUE PROJECTIONS**

ESTIMATES ONLY

	Address	Unit Type	Structure Type	Bedrooms	Baths	Sq Ft	Income Target	Utility Allowance	Proposed Contract Rent	Gross Rent	Max Rent Allowed	Rent Acceptable?
1	3530 Pera Ave	1B	Other	2	1		Market	\$0	\$675	\$675	\$700	Yes
2	3530 Pera Ave	2	Other	1	1		Market	\$0	\$400	\$400	\$425	Yes
3	3530 Pera Ave	3	Other	1	1		Market	\$0	\$380	\$380	\$425	Yes
4	3530 Pera Ave	3A	Other	1	1		Market	\$0	\$400	\$400	\$425	Yes
5	3530 Pera Ave	4	Other	1	1		Market	\$0	\$400	\$400	\$425	Yes
6	3530 Pera Ave	5	Other	1	1		Market	\$0	\$400	\$400	\$425	Yes
7	3530 Pera Ave	6	Other	2	1		Market	\$0	\$550	\$550	\$700	Yes
8	3530 Pera Ave	House	Other	1	1		Market	\$0	\$550	\$550	\$700	Yes
9	3530 Pera Ave	Store	Other				Market	\$0	\$700	\$700	\$900	Yes
10												
11	<b>Total Units</b>	<b>9</b>				<b>Aprox. Total Sq Footage</b>	<b>5,883</b>		<b>Monthly Rent Potential</b>	<b>\$4,455</b>		
12						<i>Includes Circulation of +-</i>			<b>Annual Rent Potential</b>	<b>\$53,460</b>		
13												
14	<b>Other Income</b>						Monthly	Annually				
15	Parking Rent	N/A						\$0				
16	Laundry	N/A						\$0				
17	Other	N/A						\$0				
18	Late Fees	N/A						\$0				
19	Deposits	N/A						\$0				
20	Other Water	0						\$0				
21	Other Water	0						\$0				
22	<b>Totals</b>							<b>\$0</b>				<b>\$0</b>

**ANNUAL OPERATING BUDGET "ESTIMATED"**

1	<b>REVENUE</b>	Annual	Per Unit	
2	Gross Rent Potential	\$53,460	\$5,940	
3	Other Revenue	\$0	\$0	
4	Subtotal	\$53,460	\$5,940	
5	Combined Vacancy Factor	5.0%	\$2,673	\$297
6	<b>Adjusted Income</b>	<b>\$50,787</b>	<b>\$5,643</b>	100.0%
7				
8				
9	<b>TOTAL OPERATING EXPENSES</b>	<b>Annual Total</b>	<b>Per Unit Total</b>	<b>% of Revenue</b>
10				
11	<b>Administrative Costs</b>	Annual	Per Unit	
12	Advertising	\$0	\$0	
13	Management	\$0	\$0	
14	Legal/Partnership	\$0	\$0	
15	Accounting/Audit	\$0	\$0	
16	Compliance Monitoring	\$0	\$0	
17	Other: Maint.	\$0	\$0	
18	<b>Subtotal</b>	<b>\$0</b>	<b>\$0</b>	0.0%
19				
20	<b>Maintenance</b>	Annual	Per Unit	
21	Decorating	\$0	\$0	
22	Repairs	\$0	\$0	
23	Exterminating	\$0	\$0	
24	Grounds	\$0	\$0	
25	Other	\$2,400	\$267	
26	<b>Subtotal</b>	<b>\$2,400</b>	<b>\$267</b>	4.7%
27				
28	<b>Operating</b>	Annual	Per Unit	
29	Elevator	\$0	\$0	
30	Project Paid Fuel	\$0	\$0	
31	Common Electricity	\$934	\$104	
32	Water/Sewer	\$2,262	\$251	
33	Gas	\$1,151	\$128	
34	Trash Removal	\$0	\$0	
35	Payroll	\$0	\$0	
36	Payroll Taxes & Fringes	\$0	\$0	
37	Other	\$0	\$0	
38	<b>Subtotal</b>	<b>\$4,346</b>	<b>\$483</b>	8.6%
39				
40	<b>Escrows &amp; Reserves</b>	Annual	Per Unit	
41	Insurance	\$2,800	\$311	
42	Real Estate Taxes	\$5,584	\$620	
43	Other Taxes	\$0	\$0	
44	Replacement Reserve	\$0	\$0	
45	Other: Association Fees	\$0	\$0	
46	<b>Subtotal</b>	<b>\$8,384</b>	<b>\$932</b>	16.5%
47				
48	<b>Total Operating Expenses</b>	<b>\$15,130</b>	<b>\$1,681</b>	29.8%
49				
50	<b>Net Operating Income</b>	<b>\$35,657</b>	<b>\$3,962</b>	70.2%
51				
52	<b>MORTGAGE</b>			
53	Debt Coverage Ratio	1.00		
54	Max Mortgage Pmt	\$35,657	\$3,962	70.2%
55	Amortization (years)	0.000001		
56	Interest Rate	0.000%		
57	Projected Mortgage	\$0	\$0	
58	<b>ACTUAL Mortgage</b>	<b>\$0</b>	<b>\$0</b>	0.0%
59	<b>Override Mortgage Payment</b>	<b>\$0</b>		
60		Annual	Per Unit	
61	<b>Cash Flow</b>	<b>\$35,657</b>	<b>\$3,962</b>	



**DEVELOPMENT BUDGET**

		Project Totals	Per Unit
1	<b>Predevelopment &amp; Feasibility</b>		
2	Appraiser	0	0
3	Architect & Engineer	0	0
4	Environmental Reviews & Reports (Phase I, Phase II, etc)	0	0
5	Market Analysis	0	0
6	Preliminary Title Search	0	0
7	Survey	0	0
8	Consultant	0	0
9	Application Fees	0	0
10	Other	0	0
11	<b>Total Predevelopment:</b>	<b>\$0</b>	<b>\$0</b>
12	<b>Building &amp; Property Acquisition</b>		
13	Land	0	0
14	Existing Buildings	0	0
15	Proposed Purchase Price	254,600	28,289
16	<b>Total Acquisition:</b>	<b>\$254,600</b>	<b>\$28,289</b>
17	<b>Construction Costs</b>		
18	Base Construction Costs	0	0
19	Energy Efficiency Upgrades	0	0
20	Appliance Package	0	0
21	Contractor General Conditions	0	0
22	Contractor Overhead	0	0
23	Contractor Profit	0	0
24	CONSTRUCTION CONTINGENCY	0	0
25	\$ - per sq. ft. <b>Total Construction:</b>	<b>0</b>	<b>\$0</b>
26	<b>Professional Services</b>		
27	Legal	0	0
28	Title & Recording	0	0
29	Cost Certification	0	0
30	Real Estate Representation	0	0
31	<b>Total Professional Fees:</b>	<b>0</b>	<b>\$0</b>
32	<b>Carrying &amp; Construction Financing Costs</b>		
33	Inspection & Draw Fees	0	0
34	Points & Bank Fees	0	0
35	Builder's Risk Insurance	0	0
36	Property Insurance	0	0
37	Real Estate Taxes	0	0
38	Interim/Capitalized Operating Costs	0	0
39	<b>Total Carrying Costs:</b>	<b>0</b>	<b>\$0</b>
40	<b>Permanent Financing &amp; Syndication</b>		
41	Points & Bank Fees	0	0
42	Title & Recording	0	0
43	Partnership & Organization Expense	0	0
44	Legal (including tax opinion)	0	0
45	Other	0	0
46	<b>Total Permanent Financing &amp; Syndication:</b>	<b>0</b>	<b>\$0</b>
47	<b>Reserves</b>		
48	Rent Up Reserves	0	0
49	Operating Reserves	0	0
50	Deficit Reserve (as calculated by 20 Year Projection)	0	0
51	Replacement Reserves	0	0
52	Other	0	0
53	<b>Total Reserves:</b>	<b>0</b>	<b>\$0</b>
54			
55	<b>Construction &amp; Bridge Loan Interest (See Notes)</b>	<b>0</b>	<b>0</b>
56			
57	<b>Subtotal Hard &amp; Soft Costs</b>	<b>\$254,600</b>	
58	Developer Fee	0	0
59			
60	<b>TOTAL DEVELOPMENT COSTS (TDC):</b>	<b>\$254,600</b>	<b>\$28,289</b>