

79 Yaun Ave. Liberty NY 12754		Asking Price	\$ 4,500,000
<u>Rent roll</u>			
<u>Location</u>	<u>Details</u>	<u>Monthly rent</u>	<u>Annual rent</u>
Unit 1	3 bed	\$1,600.00	\$ 19,200.00
Unit 2	3 bed	\$1,600.00	\$ 19,200.00
Unit 3	3 bed	\$1,600.00	\$ 19,200.00
Unit 4	3 bed	\$1,600.00	\$ 19,200.00
Unit 5	3 bed	\$1,600.00	\$ 19,200.00
Unit 6	3 bed	\$1,600.00	\$ 19,200.00
Unit 7	2 Bed	\$1,400.00	\$ 16,800.00
Unit 8	2 Bed	\$1,400.00	\$ 16,800.00
Unit 9	2 Bed	\$1,400.00	\$ 16,800.00
Unit 10	2 Bed	\$1,400.00	\$ 16,800.00
Unit 11	2 Bed	\$1,400.00	\$ 16,800.00
Unit 12	2 Bed	\$1,400.00	\$ 16,800.00
Unit 14	2 Bed	\$1,400.00	\$ 16,800.00
Unit 15	2 Bed	\$1,400.00	\$ 16,800.00
Unit 16	2 Bed	\$1,400.00	\$ 16,800.00
Unit 17	2 Bed	\$1,400.00	\$ 16,800.00
Unit 18	2 Bed	\$1,400.00	\$ 16,800.00
Unit 19	2 Bed	\$1,400.00	\$ 16,800.00
Unit 20	2 Bed	\$1,400.00	\$ 16,800.00
Unit 21	2 Bed	\$1,400.00	\$ 16,800.00
Unit 22	2 Bed	\$1,400.00	\$ 16,800.00
Unit 23	2 Bed	\$1,400.00	\$ 16,800.00
Unit 24	3 bed	\$1,600.00	\$ 19,200.00
Unit 25	3 bed	\$1,600.00	\$ 19,200.00
Unit 26	3 bed	\$1,600.00	\$ 19,200.00
Unit 27	3 bed	\$1,600.00	\$ 19,200.00
Unit 28	3 bed	\$1,600.00	\$ 19,200.00
Unit 29	3 bed	\$1,600.00	\$ 19,200.00
Unit 30	2Bed 1.5 Bath	\$1,600.00	\$ 19,200.00
Unit 31	2Bed 1.5 Bath	\$1,600.00	\$ 19,200.00
Unit 32	2Bed 1.5 Bath	\$1,600.00	\$ 19,200.00
Unit 33	2Bed 1.5 Bath	\$1,600.00	\$ 19,200.00
Unit 34	2Bed 1.5 Bath	\$1,600.00	\$ 19,200.00

Unit 35	2Bed 1.5 Bath	\$1,600.00	\$	19,200.00
Unit 36	2Bed 1.5 Bath	\$1,600.00	\$	19,200.00
Unit 37	2Bed 1.5 Bath	\$1,600.00	\$	19,200.00
Total Gross Income		\$ 54,400	\$	652,800
<u>Property expenses</u>				
<u>Description</u>	<u>Details</u>	<u>Monthly Expenses</u>	<u>Annual Expenses</u>	
School Taxes	Year	\$ 1,972	\$	23,665
Town Taxes	Year	\$ 1,296	\$	15,547
Village Taxes	Year	\$ 3,041	\$	36,497
Insurance		\$ 2,583	\$	31,000
Landscaping & Snow Removal		\$ 842	\$	10,100
Water/Sewer		\$ 3,862	\$	46,346
Trash disposal		\$ -		
Heating Gas/Fuel		\$ -		
Utilities electricity		\$ 475	\$	5,700
Total Expenses		\$ 14,071	\$	168,856
<u>Estimate & Reserve expenses</u>				
Maintenance & repairs	3%	\$ 1,632	\$	19,584
Management	4%	\$ 2,176	\$	26,112
Vacancies	3%	\$ 1,632	\$	19,584
Reserve fund	0%	\$ -	\$	-
Total extra expenses	10%	\$ 5,440	\$	65,280
Subtotal expenses		\$ 19,511	\$	234,136
Net operating income		\$ 34,889	\$	418,664
Cap rate				9.30%
<u>Cash on cash return calculator</u>				
Asking Price		\$ 4,500,000		
Down payment	25%	\$ 1,125,000		
Closing costs	4%	\$ 135,000		
Total cash needed at closing		\$ 1,260,000		
Mortgage rate	6.5%	Years of mortgage	30	
Mortgage amount (LTV)	75%	\$ 3,375,000		
Monthly & yearly mortgage payments		\$ 21,332	\$	255,988
Net operating income		\$ 34,889	\$	418,664
Cash flow after mortgage payments		\$ 13,556	\$	162,677
Cash on cash return				12.91%