

Purchase Price		\$ 120,000.00	
Gross Income		Month	Year
	Estimated gross income (rent)	1300	\$ 15,600.00
	other income	0	\$ -
	Total Gross Income		\$ 15,600.00
5%	less vacancy allowance	65	\$ 780.00
	Effective Gross Income		\$ 14,820.00
Expenses		@	0.00%
	Taxes	32.39%	\$ 4,800.00
	Insurance	4.05%	\$ 600.00
	Water / Sewer	0.00%	
	Garbage	0.00%	\$ -
	Electricity	0.00%	\$ -
	Licenses	0.00%	\$ -
	Advertising	0.00%	\$ -
	Supplies	0.00%	\$ -
	Maintenance	0.00%	\$ -
	Lawn	0.00%	\$ -
	Snow Removal	0.00%	\$ -
	Pest Control	0.00%	\$ -
	Management off site	8.10%	\$ 1,200.00
	Management on site	0.00%	\$ -
	Account / Legal	0.00%	\$ -
	Miscellaneous	0.00%	\$ -
	Gas	0.00%	\$ -
	Telephone	0.00%	\$ -
	Pool	0.00%	\$ -
	Elevator	0.00%	\$ -
	Misc. bonds/assesments	0.00%	\$ -
Total Expenses		44.53%	\$ 6,600.00

Net Operating Income	\$8,220.00	\$685.00
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Debt Service	loan Total	int rate	Payment
30 1st Mortgage	90000	7.50%	\$629.29
30 2nd Mortgage	0	9.25%	\$0.00
30 3 rd mortgage	0	0.00%	\$0.00

years

Total Monthly Debt Service	\$629.29
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Cash flow

CAP rate (capitalization rate)

Area CAP

Dwn Pmt \$ 10,000.00

Cash on Cash %

presented by The Segue Group

Monthly Cash flow	\$55.71
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CAP Rate	6.85%
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Value	\$126,461.54
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Close Cost \$ 5,000.00	Defer'd Maint \$ -
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Cash Out of Pocket	\$ 15,000.00
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