

INVESTMENT REAL ESTATE EVALUATOR

JAY SHULTIS (540) 250 2320

8/8/15
62 Church St
Oneonta NY 13825

MLS#	
Purchase Price	\$199,000
# of units	3
Cost/unit	\$66,333
cost/sq ft	108
cost per BR	\$49,750.00

PROPERTY INCOME DATA

Units #	BR	BA	rent/br/sem sq ft	RENT/mo	RENT/year
1	1		1	500	\$0.00
2		2	1.25	900	\$0.00
3	1		1	450	\$0.00
3		4	1	1850	\$3,125.83
			\$0		\$37,510.00
				GRM	5.3
				\$/mo	\$/yr
Vacancy Rate				\$0.00	\$0.00
Uncollected Rents				\$0.00	\$0.00
Other Income (garages, laundry) deposits				\$0.00	\$0.00
			Gross Operating Income	\$3,125.83	\$37,510.00

EXPENSES

Gas & Electric		(\$541.67)	(\$6,500.00)
-		\$0.00	\$0.00
Insurance		(\$119.25)	(\$1,431.00)
Mortgage Insurance		\$0.00	\$0.00
Legal		\$0.00	\$0.00
Maintenance (Lawn & Snow)		(\$133.33)	(\$1,600.00)
Maintenance (Handyman)	5%	(\$156.29)	(\$1,875.50)
Repairs	5%	(\$156.29)	(\$1,875.50)
Property Management	10.00%	(\$312.58)	(\$3,751.00)
Permits & Fees			
Taxes ()		(\$200.17)	(\$2,402.00)
Taxes ()		(\$275.58)	(\$3,307.00)
Trash Pick Up		(\$44.00)	(\$528.00)
Water/Sewer		(\$41.67)	(\$500.00)
Total Expenses		(\$1,980.83)	(\$23,770.00)
		Net Operating Income	\$1,145.00
			\$13,740.00

FINANCING COSTS

Purchase Price		\$199,000.00				
Loan Amount	73%	\$145,000.00				
Down payment	10%	\$19,900.00				
Interests Rate	5.50%		Equity Line	0.00	0.00%	0.00
Term (years)	25					0.00
			Debt Cost (Mortgage)			0.00
Origination Fee		\$0.00				
closing help		\$0.00				
Closing Costs	3%	\$5,970.00				
Reserves/Carry Costs/Improvements		\$0.00				
Cash to Close		\$59,970.00				
Cash Invested		\$59,970.00				
			CASH FLOW		MONTHLY	ANNUAL
			ROI		\$1,145.00	\$13,740.00
						22.91%