

BASIC - Annual and Cash ROI: Income - Expense

10900 W. 44th Place

Sq. Ft = 6,420

874

	Each	Total	Annualized	Average Per Unit	Per Sq. Ft.
Rents					
Units 1 through 6	\$740	\$4,440			
Unit 7	\$700	\$700			
Laundry	\$200	\$200			
Total Income		<u>\$5,340</u>	\$64,080	\$9,154	\$9.98

Expenses

Vacancy	14%	\$763			
Gas		\$350			
Electric		\$50			
Water		\$60			
Sewer		\$20			
Trash		\$50			
Insurance		\$280			
Taxes		\$300			
Lawn, Garden, Snow		\$50			
Maintenance		\$50			
Total Expenses		<u>\$1,973</u>	\$23,674	\$3,382	\$3.69

Net NOI (Cash Flow)

\$40,406 \$5,772 \$6.29

	Capitalization Rate	Price / Value	Cash ROI
Capitalization Rate	5.77%	\$700,000	5.77%
Down Payment	10%	\$70,000	
Balance / % / PI	630,000	40,584	30 years
Net Income		(178)	
Annual Financed ROI		-0.25%	
Depreciation(Tax rate & years)*	35%	29	8,448
Increased Annual ROI			11.81%
Principle Reduction			9,084
<i>Added Annual ROI</i>			24.79%
Variables			8.28%

*Better if componentized