

| Property: 275 Ridgeway proforma investor model | |
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| | This model is for cash flow calculation. It counts principal that should go back toward equity vs expense |
| Loan Amount: | Notes: |
| \$1,295,000.00 | Asking Price |
| \$1,295,000.00 | Minimum Purchase Price |
| \$323,750.00 | Down Payment 25% |
| \$971,250.00 | Loan |
| Gross - Monthly Expenses: | Notes: |
| \$4,361.00 | Loan Payment 25% down (principle & interest First Republic Bank 3.5%) |
| \$1,733.00 | Property Taxes (based on F2020-2021 at a \$1.3m assessment) |
| \$200.00 | estimated home insurance |
| \$113.18 | City rental license & registration - Estimated |
| \$0.00 | Water - Estimated - - tenant pays water |
| | Electric - house meter? Estimated - separate meters |
| \$133.00 | Trash Removal - Estimated |
| \$90.00 | Landscaping Maintenance - hardscape |
| \$6,630.18 | Gross - Monthly Expenses including loan payment/debt service |
| | This model is cash flow calculation. It counts \$1150/mo principle that goes back toward equity vs expense |
| Net - Monthly Expenses: | Notes: |
| \$6,630.18 | Gross Monthly Expenses (INCLUDING PRINCIPLE WHICH IS EQUITY NOT EXPENSE) |
| \$4,361.00 | Monthly Loan Payment (buyer to adjust if calculating their debt service) |
| \$2,269.18 | NET - Monthly Expenses (Gross Monthly Expenses-Loan Payment/debt service) |
| | \$ |
| Gross - Current & Vacant Project. Income: | Notes: |
| \$3,200.00 | apt 1 |
| \$1,695.00 | apt 2 |
| \$2,650.00 | apt 3 |
| \$7,545.00 | Current - Gross Monthly Rental Income |
| \$90,540.00 | Current - Gross Yearly Rental Income |
| Net - Current & Vacant Project Income | Notes: |
| \$7,545.00 | Current Gross Monthly rental income |
| \$2,269.18 | Current - Gross Monthly Expenses |
| \$5,275.83 | Current - Net Monthly Rental Income |
| \$63,309.90 | Current Net Yearly Rental Income |
| PROJECTED @ Market- Gross Income: | Notes: |
| \$3,200.00 | apt 1 |
| \$1,800.00 | apt 2 |
| \$2,650.00 | apt 3 |
| \$7,650.00 | Projected - Gross Monthly Rent Income at full market |
| \$91,800.00 | Projected - Gross Yearly Rent Income at full market |
| | Upside value calculation |
| PROJECTED @ Market - Net Income: | Notes: |
| \$7,650.00 | Projected @ Market - Gross Monthly Rental Income |
| \$6,630.18 | Projected - Gross Monthly Expenses counting principle and interest payments |
| \$1,019.83 | Projected @ Market - Net Annual Income after principle and interest payment |
| \$12,237.90 | Projected @ Market - Net Yearly Income less principle and interest payments |
| | NOTE: PRINCIPLE IS JUST FOR CASH FLOW CALC. IT IS EQUITY, NOT EXPENSE!!!! |
| ROI (return on investment): | Notes: |
| \$7,545.00 | Gross Monthly Rental Income current tenant rents plus vacant unit projected |
| \$2,269.18 | Net - Monthly Expenses |
| \$5,275.83 | ROI / NOI (net operating income/mo after monthly expenses w/o debt service) |
| CAP Rate: | Notes: |
| \$63,309.90 | Net annual income |
| \$1,295,000.00 | Asking price |
| 4.89% | CAP RATE (NOI/purchase \$) |
| 6.31% | CAP RATE (NOI/purchase\$) Projected rent upside with tenant units at market |
| Gross Rent Multiplier: | Notes: |
| 13.17523057 | Gross rent multiplier current rents plus vacant unit proj. rents \$price/gross rent |
| 11.0166824 | Gross rent multiplier upside market projected rents \$price/gross rents |
| | *IF OWNER OCCUPIES #3, DEDUCT \$2650 RENT & STILL RECEIVE \$4,895+/MO |
| | THAT WOULD COMPLETELY COVER THE INTEREST, PROPERTY TAX, INSURANCE |