

INVESTOR ANALYSIS

	Suite #313 1 Bed (543 sf)		Suite #318 1 Bed (508 sf)		Suite #606 2 Bed (543 sf)	
Revenue						
Avg Size		543		508		543
Monly Rent/sf		\$3.75		\$3.75		\$3.75
Monthly Revenue		\$2,036.25		\$1,905.00		\$2,036.25
Expenses						
Purchase Price		\$363,562.00		\$369,900.00		\$418,900.00
Down payment		\$36,356.20		\$36,990.00		\$41,890.00
Mortgage Amount		\$327,205.80		\$332,910.00		\$377,010.00
Monthly Principle & Interest		\$1,206.44		\$1,227.47		\$1,390.07
Condo Management Fees		\$224.20		\$224.20		\$262.36
Property Taxes Monthly		\$157.28		\$157.28		\$157.28
Insurance		\$28.32		\$28.32		\$30.16
Monthly Expenses		\$1,616.24		\$1,637.27		\$1,839.87
Monthly Cash Flow		\$420.01		\$267.73		\$196.38
Annual Cash Flow		\$5,040.12		\$3,212.76		\$2,356.56
		Price	Cash Flow	Price	Cash Flow	Price
Year 1		\$363,562.00	\$5,040.12	\$369,900.00	\$3,212.76	\$418,900.00
Year 2		\$381,740.10	\$5,292.13	\$388,395.00	\$3,373.40	\$439,845.00
Year 3		\$400,827.11	\$5,556.73	\$407,814.75	\$3,542.07	\$461,837.25
Year 4		\$420,868.46	\$5,834.57	\$428,205.49	\$3,719.17	\$484,929.11
Year 5		\$441,911.88	\$6,126.30	\$449,615.76	\$3,905.13	\$509,175.57

