79 Yaun Ave. Liberty NY 12754		Asking Price	$ 4,500,000
Rent roll			
Location	**Details**	**Monthly rent**	**Annual rent**
Unit 1	3 bed 1 Ba	$1,212.75	$ 14,553.00
Unit 2	3 bed 1 Ba	$1,522.50	$ 18,270.00
Unit 3	3 bed 1 Ba	$1,050.00	$ 12,600.00
Unit 4	3 bed 1 Ba	$1,307.50	$ 15,690.00
Unit 5	3 bed 1 Ba	$1,500.00	$ 18,000.00
Unit 6	3 bed 1 Ba	$1,600.00	$ 19,200.00
Unit 7	2 Bed 1 Ba	$1,400.00	$ 16,800.00
Unit 8	2 Bed 1 Ba	$1,150.00	$ 13,800.00
Unit 9	2 Bed 1 Ba	$1,300.00	$ 15,600.00
Unit 10	2 Bed 1 Ba	$1,260.00	$ 15,120.00
Unit 11	2 Bed 1 Ba	$1,400.00	$ 16,800.00
Unit 12	2 Bed 1 Ba	$1,400.00	$ 16,800.00
Unit 14	2 Bed 1 Ba	$1,365.00	$ 16,380.00
Unit 15	2 Bed 1 Ba	$1,400.00	$ 16,800.00
Unit 16	2 Bed 1 Ba	$1,350.00	$ 16,200.00
Unit 17	2 Bed 1 Ba	$1,378.00	$ 16,536.00
Unit 18	2 Bed 1 Ba	$1,400.00	$ 16,800.00
Unit 19	2 Bed 1 Ba	$1,400.00	$ 16,800.00
Unit 20	2 Bed 1 Ba	$1,400.00	$ 16,800.00
Unit 21	2 Bed 1 Ba	$1,400.00	$ 16,800.00
Unit 22	2 Bed 1 Ba	$1,400.00	$ 16,800.00
Unit 23	2 Bed 1 Ba	$1,378.00	$ 16,536.00
Unit 24	3 bed 1 Ba	$1,250.00	$ 15,000.00
Unit 25	3 bed 1 Ba	$1,212.75	$ 14,553.00
Unit 26	3 bed 1 Ba	$1,488.00	$ 17,856.00
Unit 27	3 bed 1 Ba	$1,600.00	$ 19,200.00
Unit 28	3 bed 1 Ba	$1,312.50	$ 15,750.00
Unit 29	3 bed 1 Ba	$1,312.50	$ 15,750.00
Unit 30	Duplex 2 Bed 1.5 Bath	$1,575.00	$ 18,900.00
Unit 31	Duplex 2 Bed 1.5 Bath	$1,650.00	$ 19,800.00
Unit 32	Duplex 2 Bed 1.5 Bath	$900.00	$ 10,800.00
Unit 33	Duplex 2 Bed 1.5 Bath	$1,433.25	$ 17,199.00
Unit 34	Duplex 2 Bed 1.5 Bath	$1,292.50	$ 15,510.00

Unit 35	Duplex 2 Bed 1.5 Bath	$1,400.00	$ 16,800.00
Unit 36	Duplex 2 Bed 1.5 Bath	$1,200.00	$ 14,400.00
Unit 37	Duplex 2 Bed 1.5 Bath	$1,500.00	$ 18,000.00
Total Gross Income		**$ 49,100**	**$ 589,203**
Property expenses			
Description	**Details**	**Monthly Expenses**	**Annual Expenses**
School Taxes	Year	$ 1,972	$ 23,665
Town Taxes	Year	$ 1,296	$ 15,547
Village Taxes	Year	$ 3,041	$ 36,497
Insurance		$ 2,583	$ 31,000
Landscaping & Snow Removal		$ 842	$ 10,100
Water/Sewer		$ 3,862	$ 46,346
Trash disposal		$ -	
Heating Gas/Fuel		$ -	
Utilities electricity		$ 475	$ 5,700
Total Expanses		**$ 14,071**	**$ 168,856**
Estimate & Reserve expenses			
Maintenance & repairs	3%	$ 1,473	$ 17,676
Management	4%	$ 1,964	$ 23,568
Vacancies	3%	$ 1,473	$ 17,676
Reserve fund	0%	$ -	$ -
Total extra expenses	**10%**	**$ 4,910**	**$ 58,920**
Subtotal expenses		**$ 18,981**	**$ 227,776**
Net operating income		**$ 30,119**	**$ 361,427**
Cap rate			**8.03%**
Cash on cash return calculator			
Asking Price		$ 4,500,000	
Down payment	25%	$ 1,125,000	
Closing costs	4%	$ 135,000	
Total cash needed at closing		$ 1,260,000	
Mortgage rate	6.5%	Years of mortgage	30
Mortgage amount (LTV)	75%	$ 3,375,000	
Monthly & yearly mortgage payments		**$ 21,332**	**$ 255,988**
Net operating income		**$ 30,119**	**$ 361,427**
Cash flow after mortgage payments		**$ 8,787**	**$ 105,439**
Cash on cash return			**8.37%**