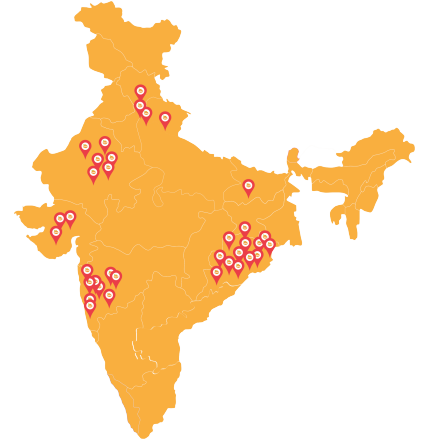


SUMMARY

Analysis Type: Existing Property (hold)
Property Type: Multi-Family
Address: 123 Main Street
Age of Property (Completion Year): 2005
Site Area: 30,000 sq ft
Gross Building Area: 8,500 sq ft
Gross Leasable Area: 6,650 sq ft



INCOME

	Bedrooms	# of Units	Avg. Sq. Ft.	Monthly	Annual
Studio		5	450 (\$3.33)	\$7,500	\$90,000
2-bedroom		5	880 (\$2.16)	\$9,500	\$114,000
Totals:		10	6,650	\$17,000	\$204,000
TOTAL INCOME:				\$17,000	\$204,000
Vacancy Rate:		5%		(\$-850)	(\$-10200)
				Monthly	Annually
Property Income:		\$17,000		\$204,000	
Additional Income:		\$0		\$0	
Property Square Footage:		6,650			
Total Estimate Gross Income (EGI):				\$193,800	

EXPENSES

Total Expenses**Monthly: \$4,418****Annual: \$53,010****% of Income: 27.35%**

VALUATION & CAP RATE

Property Value or Sale Price: \$2,011,286**Property CAP Rate: 7.00%**

LOAN INFORMATION

Down Payment (44.89%): \$902,923**Loan Amount (55.11%): \$1,108,363****Interest Rate: 6%****Amortization Period: 30 Years****Monthly Payment: \$6,645****Annual Debt Services: \$79,742****Debt Coverage Ratio: 1.77**