

7 Suite

Proforma financials created by D Terbeek based on information provided by seller or seller's agent.

Purchase Price 160,000

Gross rent	32,832
Less taxes	(8,628)
Less Management	-
Less other exp	(5,000)
NOI	<u>19,204</u>

GRM:	4.87
Cap Rate:	12.0%
Exp ratio:	41.5%
Cash on cash:	32.1%

Downpayment (85%LTV) 24,000

P& I at 7% 11,496

Cashflow 7,708

24 Suite

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Purchase Price 525,000

Gross rent	103,896
Less taxes	(8,765)
Less Management	-
Less other exp	(35,096)
NOI	<u>60,035</u>

GRM:	5.05
Cap Rate:	11.4%
Exp ratio:	42.2%
Cash on cash:	28.3%

Downpayment (85%LTV) 78,750

P& I at 7% 37,723

Cashflow 22,312