

1506-1508 DEWEY AVE, ROCHESTER NY 14615			
Finance			
Purchase Price	\$99,900		
Down Payment	\$99,900		
Mortgage Principal	\$0		
Interest Rate	12.00000%		
Monthly IR	0.01000		
Length In Months	60		
Payment	\$0.00		
Operating Expenses			
	Monthly	Annually	
CITY OF ROCHESTER TAXES	\$231.65	\$2,779.79	
COUNTY OF MONROE TAXES	\$94.75	\$1,136.94	
Insurance	\$41.67	\$500.00	
Utilities	\$0.00	\$0.00	UTILITIES SEPARATED
Water	\$50.00	\$600.00	
Refuse	\$0.00	\$0.00	INCLUDED IN TAXES
Operation Costs	\$418.06	\$5,016.73	
Income			
Occupancy	100.0%		
Rents/Effective Gross Income	\$2,595.00	\$31,140.00	
Monthly Net Operating Income	\$2,176.94		
Monthly Cash Flow After Debt Service	\$2,176.94		
Annual Net Operating Income	\$26,123.27		
Annual Cash Flow After Debt Service	\$26,123.27		
Gross Rent Multiplier	3.208		
Cap Rate	26.1%		
Annual Cash on Cash Return	26.1%		