

18 THURSTON ROAD, ROCHESTER NY 14619			
Finance			
Purchase Price	\$59,900		Rents
Down Payment	\$59,900		APT #1 - 2 BEDROOM / 1 BATH
Mortgage Principal	\$0		APT #2 - 1 BEDROOM / 1 BATH
Interest Rate	12.00000%		STORE FRONT
Monthly IR	0.01000		Gross Monthly Rents
Length In Months	60		
Payment	\$0.00		
Operating Expenses			
	Monthly	Annually	
CITY OF ROCHESTER TAXES	\$114.84	\$1,378.11	
COUNTY OF MONROE TAXES	\$47.59	\$571.12	
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	\$139.26	\$1,671.12	
Income			
Occupancy	100.0%		
Rents/Effective Gross Income	\$2,075.00	\$24,900.00	
Monthly Net Operating Income	\$1,935.74		
Monthly Cash Flow After Debt Service	\$1,935.74		
Annual Net Operating Income	\$23,228.88		
Annual Cash Flow After Debt Service	\$23,228.88		
Gross Rent Multiplier	2.406		
Cap Rate	38.8%		
Annual Cash on Cash Return	38.8%		