

CHECK CASH FLOW

Recalculated Purchase Price (incl. Mortgageable Costs)	965,000.00
Down Payment (after Adjustments, incl. Deposit)	193,000.00
Mortgage Required	772,000.00
Total Monthly Revenue (after Adjustments)	5,400.00
Monthly Mortgage Payment	3,296.57
Total Monthly Operating Expenses (after Adjustments)	785.42

Estimated Average Monthly Cash Flow  **1,318.02**

CAP Rate	5.74%
Cash on Cash (ROI)	8.19%
Total Cost of Debt at year Amortization	414,763.98