

PROFIT/LOSS & INCOME STATEMENT
Fantastic Waterfront Condo

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Income Statement

	BASE CURRENCY	CONVERTED CURRENCY
Potential Annual Rental/Lease Income Before Vacancy	58,800.00	76,440.00
Less Annual Vacancy	-	-
Total Annual Rental/Lease Income	58,800.00	76,440.00
Total Annual OTHER Income	6,000.00	7,800.00
Gross Annual Operating Income	64,800.00	84,240.00
Total Annual Operating Expenses	9,425.00	12,252.50
Net Operating Income (excluding mortgage Payments)	55,375.00	71,987.50
Total Annual Mortgage Payments	39,558.80	51,426.44
Before Tax Annual Cash Flow	15,816.20	20,561.06

Performance Ratios / Indicators

	BASE CURRENCY	CONVERTED CURRENCY
CAP - Cap Rate	5.74%	5.74%
COC / ROI - Cash on Cash / Return on Investment	8.19%	8.19%
GRM - Gross Rent Multiplier	16.41	16.41
NIM - Net Income Multiplier	17.43	17.43
DCR - Debt Coverage Ratio	1.40	1.40
ER - Expense Ratio per Rental Unit	8.01%	8.01%
PPU - Price per Unit	482,500.00	627,250.00
Average Price per Total Area in Square Feet	804.17	1,045.42