

The Crossing
621 Graham Ave.
Forrest City, AR 72335

The Crossing - 12 Units

Revenue w/ Guarantee at Closing

Ordinary Income/Expense

Income

47400 · Rental Income

\$8,040

Total Income

\$8,040

Expense

61040 · Software & Computer Expense

\$69.00

61060 · Insurance Expense

\$450.00

64100 · Repairs and Maintenance

\$227.00

64101 · HVAC Repairs

\$531.00

64102 · Plumbing Repairs

\$274.00

64110 · Landscaping-Grounds Care

\$400.00

64521 - Taxes

\$350.00

64522 - Mgt. Fee

\$500.00

Total Expense

\$2,732.00

Net Income

\$5,308.00

Annual Income

\$63,696.00

7% Cap Rate = \$909,942

8% Cap Rate = \$796,200

Appraisal \$675,000

Appraised Value is at a 9.4% Cap Rate

90% of appraised value at guaranteed 100% occupancy = 10.4% cap rate with a purchase price of \$607,500
80% of appraised value at guaranteed 100% occupancy = 11.7% cap rate with a purchase price of \$540,000

This is a proforma based on 100% occupancy.

The sellers will pay for any vacancy for 12 months at closing, for purchases of 80% of appraisal or more.