

Vantage Point
271 Graham Ave.
Forrest City, AR 72335

Vantage Point - 8 Units

Revenue w/ Guarantee at Closing

Ordinary Income/Expense

Income

47400 · Rental Income \$6,700

Total Income \$6,700

Expense

61040 · Software & Computer Expense \$69.00

61060 · Insurance Expense \$350.00

64100 · Repairs and Maintenance \$225.00

64101 · HVAC Repairs \$395.00

64102 · Plumbing Repairs \$221.00

64110 · Landscaping-Grounds Care \$400.00

64521 - Taxes \$400.00

64522 - Mgt. Fee \$400.00

Total Expense \$2,391.00

Net Income \$4,309.00

Annual Income \$51,708.00

7% Cap Rate = \$738,685

8% Cap Rate = \$646,350

Appraisal \$550,000

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 \$495,000

80% of appraised value at guaranteed 100% occupancy = 11.7% cap rate with a purchase price of \$440,000

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.