

EXECUTIVE SUMMARY		
Name: Angelo Mora	REC 2025-0956	
Address: 9998 Montgomery Blvd. NE Suite C 87111		
Cell Phone: 505-903-2040	Work Phone: 505-289-0928	Email: angelo@keywayproperties.net

# of Units	Address	Area/Zone Atlas
4	123 General Arnold St. NE Albuquerque, NM 87123	K-20

Performance Summary				
Price	\$360,000		Debt	\$0
	Curent	Proforma	Cost/unit	Cost/sqft.
NOI	\$33,257	\$32,766	\$90,000	\$138.46
Cash on Cash	13.00%	12.46%		
CAP Rate	9.24%	9.10%		
Yearly Cash Flow After Debt Service	\$11,701	\$11,210		
Monthly Cash Flow After Debt Service	\$975	\$934		
GRM	7.6	7.1		

Physical Data					
Lot Size +/-	0.1722	Indiv. Metered Gas	Yes all 4	Ranges	4
Age +/-	1956	Indiv. Metered Electric	Yes all 4	Refridgerators	4
Condition	Fair-Good	Air Conditioning	Evaporative	Dishwashers	N/A
Zoning	MX-T	Heating	Wall Units	Disposals	N/A
# of Buildings	1	Garages	N/A	Recreation Room	N/A
ConstructionType	Frame Stucco	Uncovered Parking	4	Pool	N/A
# of Stories	1	Covered Parking	N/A	Fenced Court Yard	Yes

Lease Summary					
NO.	BR/BA	SQ.FT.	Actual Rent	Proforma Rent	Notes
1	1/1	650	\$1,000	\$1,050	Utilities are included
1	1/1	650	\$1,000	\$1,050	Utilities are included
1	1/1	650	\$900	\$1,050	Utilities are included
1	1/1	650	\$1,050	\$1,050	Utilities are included
TOTALS	8/8	\$2,600	\$3,950	\$4,200	Gross/Month
			\$47,400	\$50,400	Gross/Year

REMARKS

IMPORTANT: The information in this Executive Summary has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property to your needs.

		<u>Current</u>		
		(Owner's Statement)	<u>Projected</u>	
Scheduled Gross Rental Income:		\$47,400		\$50,400
Plus Other Income:		\$0		\$0
Less Estimated Vacancy -		\$2,370 5%		\$2,520 5%
Gross Operating Income:		<u>\$45,030</u>		<u>\$47,880</u>
Less Operating Expenses:				
Real Estate Taxes:		\$2,099		\$5,070
Management:	10%	\$4,503		\$4,788 10%
Insurance:		\$1,600		\$1,600
Electric:		\$740		\$740
Gas:		\$700		\$700
Water/Sewer/Garbage:		\$780		\$780
Total Estimated Fixed Expenses:		<u>\$10,422</u>		<u>\$13,678</u>
Accounting/Legal:				
Repairs and Maintenance:	3%	\$1,351		\$1,436 3%
Reserves:		\$0		\$0
Marketing Expense:		\$0		\$0
Supplies:		\$0		\$0
Contract Services:		\$0		\$0
On-Site Payroll:		\$0		\$0
Miscellaneous:		\$0		\$0
Miscellaneous:		\$0		\$0
Miscellaneous		\$0		\$0
Total Estimated Variable Expenses:		<u>\$1,351</u>		<u>\$1,436</u>
Total Estimated Annual Expenses:		\$11,773		\$15,114
Percentage of Expenses:		26.14%		31.57%
NOI:		\$33,257		\$32,766
Yearly Cash Flow After Debt Service		\$11,701		\$11,210
Monthly Cash Flow After Debt Service		\$975		\$934
Cash on Cash Return:		13.00%		12.46%
FINANCING		\$90,000 25%		
Down Payment:				
Balance	Payment	# Pymt./Yr.	Interest	Term
\$270,000	\$1,796	12	7.00%	30
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