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 Syracuse, NY 13202

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5 unit building

516 Carbon Street  
 Syracuse/NY



**Property Data (Proforma)**

Purchase Price	\$135,000.00	Number of Units	5
Price Per Unit	\$27,000.00	Year Built	1935
Rentable Sq Ft	3,275	Current Occupancy	95%
Price Per Sq Ft	41	Number of Buildings	1
Taxes	\$4,023.00	Number of Stories	2
Insurance	\$1,459.00	Zoning	Multi Fam
Roof	asphalt	Land Area	40x106
# Electric Meters: 5	# Gas Meters: 5	Parking Spaces	

**Amenities and Features**

**Unit Mix**

# Units of Type	Beds	Baths	Sq Ft	\$Rent/ Month	\$Rent/ Sq Ft
2	2	1.00	750	\$550.00	\$0.73
1	1	1.00	450	\$400.00	\$0.89
1	1	1.00	575	\$450.00	\$0.78
1	2	1.00	750	\$500.00	\$0.67

**Operating Statement (Proforma)**

**Financial Statistics (Proforma)**

Gross Scheduled Income	\$29,400.00	Vacancy % (Initial)	5
- Vacancy Loss	\$1,470.00	Monthly Income Per Unit	\$490.00
= Gross Effective Income	\$27,930.00	Monthly Income Per Sq Ft	\$0.75
+ Other Income	\$0.00	Annual Expenses Per Unit	\$3,159.60
= Gross Operating Income	\$27,930.00	Annual Expenses per Sq Ft	\$4.82
- Total Operating Expenses	\$15,798.00	Gross Rent Multiplier	4.59
= Net Operating Income (NOI)	\$12,132.00	Cap Rate	8.99 %

The numbers on this document are only approximations. They have been prepared based on information furnished by sources deemed reliable, however none of the information has been verified, and no representation or warranty, either express or implied, is made to the accuracy thereof. This data should not be construed as a guaranty of future results. Consult your own legal and financial advisors in deciding whether this investment is suitable or appropriate.

# Annual Property Operating Data (Proforma) Year 1

## 5 unit building, 516 Carbon Street

### Annual Income

Gross Scheduled Income	\$29,400.00
- Vacancy	\$1,470.00
= Effective Rental Income	\$27,930.00
+ Other Income	\$0
= Gross Operating Income	\$27,930.00

### Proposed Financing

1st Mortgage	\$108,000.00
Points	0.0
Interest Rate	7.000%
Amortized Over	30.0 years
Term (Due Date)	30.0 years

### Annual Operating Expenses

Taxes	\$4,023.00
+ Insurance	\$1,459.00
+ Property Management	\$2,793.00
+ Maintenance & Repair	\$4,469.00
+ Utilities	\$2,498.00
+ Services	\$556.00
+ Other Expenses	\$0
= Annual Operating Expenses	\$15,798.00

### Initial Investment

Purchase Price	\$135,000.00
Down Payment	\$27,000.00
+ Closing Costs	\$0
+ Loan Points	\$0
+ Other Costs	\$0
= Total Investment	\$27,000.00

### Net Operating Income

Gross Operating Income	\$27,930.00
- Annual Operating Expenses	\$15,798.00
= Net Operating Income	\$12,132.00

### Indicators

Cap Rate	8.99%
Gross Rent Multiplier	4.59
Cash on Cash	13.00%
Debt Coverage Ratio	1.41
Modified DCR	1.41
Return on Gross Equity	13.00%
Return on Net Equity	13.00%

### Annual Debt Service

1st Mortgage Principal and Interest	\$8,622.32
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### Annual Cash Flow Before Tax

Net Operating Income	\$12,132.00
- Annual Debt Service	\$8,622.32
- Capital Additions	\$0
= Cash Flow Before Tax	\$3,509.68



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