

**PARTNERS INVESTMENT PROPERTIES
PROPERTY INCOME**

LOWELL, MA 9 UNIT RESIDENTIAL/RETAIL

PURCHASE PRICE		\$599,000
Annual Income		\$88,788
Other Income		\$0
Vacancy Rate	5%	\$4,439
Effective Gross Income		\$84,349
Annual Expenses (Includes Management & Maintenance @ 5%)		\$26,113
Net Operating Income		\$58,236
CAPITALIZATION RATE		9.72%
Down Payment	20.00%	\$119,800
Loan Balance		\$479,200
Loan interest %	6.50%	\$479,200
No. of Payments	360	
Monthly Mortgage Payment		(\$3,028.87)
Annual Mortgage Payment		(\$36,346.44)
Annual Income After Expenses		\$21,889
Monthly Income After Expenses		\$1,824
Cash-on-Cash Return		18.27%