

**PARTNERS INVESTMENT PROPERTIES  
PROPERTY INCOME**

**LOWELL, MA 12 UNITS**

<b>PURCHASE PRICE</b>		<b>\$729,900</b>
Annual Income		\$103,980
Other Income		\$2,000
Vacancy Rate	5%	\$5,199
Effective Gross Income		\$100,781
Annual Expenses (Includes Management & Maintenance @ 5%)		\$27,214
Net Operating Income		\$73,567
<b>CAPITALIZATION RATE</b>		<b>10.08%</b>
Down Payment	20.00%	\$145,980
Loan Balance		\$583,920
Loan interest %	6.50%	\$583,920
No. of Payments	360	
Monthly Mortgage Payment		(\$3,690.77)
Annual Mortgage Payment		(\$44,289.26)
<b>Annual Income After Expenses</b>		<b>\$29,278</b>
Monthly Income After Expenses		\$2,440
<b>Cash-on-Cash Return</b>		<b>20.06%</b>