

**PARTNERS INVESTMENT PROPERTIES
PROPERTY INCOME**

LOWELL, MA 28 UNITS

PURCHASE PRICE		\$1,760,000
Annual Income		\$223,080
Other Income		\$3,600
Vacancy Rate	5%	\$11,154
Effective Gross Income		\$215,526
Annual Expenses (Includes Management & Maintenance @ 5%)		\$65,424
Net Operating Income		\$150,102
CAPITALIZATION RATE		8.53%
Down Payment	20.00%	\$352,000
Loan Balance		\$1,408,000
Loan interest %	6.50%	\$1,408,000
No. of Payments	360	
Monthly Mortgage Payment		(\$8,899.52)
Annual Mortgage Payment		(\$106,794.21)
Annual Income After Expenses		\$43,308
Monthly Income After Expenses		\$3,609
Cash-on-Cash Return		12.30%