

BASEMENT OPTION
FINISHED BY THE PURCHASER

Rental Guarantee	No
Base Price	\$ 1,109,658
Finished Basement	\$ 60,000
Purchase Price	\$ 1,169,658
Downpayment 20.0%	\$ 233,900
Interest Rate	5.99%
Amortization Period	25
Rental Income	Opt 1
Second Level	2,500
Main Level	2,500
Basement Level	2,200
Total Rent	7,200

PROFORMA

		Monthly TOTAL	Annual TOTAL
Rental Income	Opt 1	\$ 7,200	\$ 86,400
Expenses			
Property taxes		500	6,000
Profit before mortgage payment		\$ 6,700	\$ 80,400
Mortgage Interest		(4,671)	(58,448)
Mortgage Principal		(1,352)	(17,810)
Total mortgage payment		(6,023)	(76,258)
Net Cash flow		\$ 677	\$ 4,142
Cashflow + Principle Recap		\$ 2,029	\$ 21,952
NET ROI			9.39%

*P2 Realty does not guarantee these rates, This info is meant to be used as a reference tool