				250
	712,500			Debt
	325,063	\$		Equity
				Sources
s	6.3% \$ 1,037,563	S	6.3%	Total Uses
			a.	Initial Loan Reserves Funded
	69,000		NO.	Expected Construction/Capex
	3,563			Financing/Lender Costs
	15,000		1.6%	General Closing Costs
45	950,000	S	6.8% \$	Purchase Price
PSF	Amt	1	Cap Rate/%	Uses
	Uses	20	Acquisition Sources & Uses	Acq
	,			
	4			Residential Units
	11			Commercial Units
	5,825			Total SF
	1			Buildings
	3/31/2019			Closing Date
	64 South Main Street	3	64 Sout	Address
			Property Summary	Propert

Acquisition Sources & Uses	Source	88	Uses		
s Cap R	Cap Rate/%		Amt	П	PSF
chase Price	6.8% \$	S	950,000	·s	163
neral Closing Costs	1.6%		15,000		ш
anding/Lender Costs			3,563		L)
ected Construction/Capex			69,000		12
ial Loan Reserves Funded					
				Г	
al Uses	6.3%	*	6.3% \$ 1,037,563 \$	15	178
rces					
uty		\$	325,063		
ot			712,500		
ier					
al Sources		10	\$ 1,037,563		

Sherr Coars	expected construction/ capex costs
	Connected Providence Inc.
\$0	Required Upfront Reserves
0.50%	Origination/Broker Fee
\$3,637	Amortizing Monthly Pmt
30 Year	Amort Term
24 Months	Interest Only Term
3/31/2029	Maturity Date
120 Months	Loan Term
4.50%	Interest Rate
75.00%	LIV.
\$712,500	Loan Principal

w tenant) 5 Ission Carry Cost ements	69,000	\$11.85 \$	511.8	otal
w tenant) 5 ssion Carry Cost ements			-	Constitution of the Consti
ssion S Ission Carry Cost ements				
w tenant) \$ Ission Carry Cost ements				
w tenant) \$ Ission Carry Cost ements				
ost s	10,000			eferred Maintenanc
v	15,000			isc Property Improvements
ant) S	14,000			itial/Turnover Year Carry Cost
\$,			atain Leasing Commission
	30,000	S		etall Renovation (new tenant)

\$11.85 \$ 6				t i and an Commission in
1	7 Yea			etail Assumed Term
S				
	69,00	15	\$11.85	

Total	\$11.85 \$	69,000
New Retail Assumed Term		7 Years
Market Leasing Commission		7 000

25 Main 57 Mountain Rd 48 5 Main 91 Main 151 Main 109 Main Wtd. Avg.

\$ 2,000,000 475,000 305,000 1,000,000 900,000 915,000 \$ 5,595,000

263 222 123 109 100 116

7,611 \$
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2,473
9,164
9,000
7,890
38,275 \$

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Broker Pricing
Broker NOI
Broker Price (Income)
Broker Price (Blended)

\$ 950,000 \$ 163

5,825 \$ 175 \$

impled Cap Amt 7.4% \$ 5.8% \$ 5.4% \$

6.6%		Total Yield on Equity
\$ 21,345		Cash Flow After DS
\$43,640	n)	Debt Service (Full Amortization)
6.3%		Yield on Total Cost
6.8%		Yield on PP
\$ 64,985		Net Operating Income
\$ 38,540		Total
	0.00% <- % of Residential Revenue	Resi Mgmt & Leasing Fees
400	\$100/apt unit/year (blended avg.)	Turnover Expense
1,000	\$250/apt unit/year	Capex Reserve
500		Other Misc
1,000		General Admin Costs
840		Association Dues
3,500		Landscaping/Snow Removal
3,000		R&M
650		Electric (common)
4,700		Fuel Oil
3,300		Water & Sewer
4,850		Insurance
\$ 14,800		RE Taxes
Ann. Exp.		
	Operating Expenses	
4	2,843	otal/with. Avg.
5 103 525	מלפ מ	and Marked Asse

		Swaggers of the Samuel State of the Samuel Sta	CONTRACTOR OF THE PROPERTY OF	The same of the sa		
\$ 103,525					5,825	Total/Wtd. Avg.
600			\$50			Other income (Laundy)
17,100	95.0%		\$1,425		850	Apt 4
17,100	95.0%		\$1,425		850	Apt 3
14,400	95.0%		\$1,200		700	Apt 2
17,400	95.0%		\$1,450		990	ot 1
3,425	95.0%		\$285	\$5.00	685	Basement/Storage
5,000	95.0%		\$417	\$20.00	250	Office/Retail
\$ 28,500	95.0%		\$2,500	\$20.00	1,500	Retall
Ann. Rev	Avg. Occ.	AirBnB Rate	Monthly Rent	Rent/SF	SF	

\$43,640 \$ (13,846)	\$ 29,794	\$ 35,538		340	500	500	1,000	840		2,250	488	3,995	2,475	4,850	Ann. Exp. \$ 14,800	\$ 65,331		14,535	14,535	12,240	14,790	856	1,250	\$ 7,125
	45.8%	92.2%	100.0%	85.0%	50.0%	100.0%	100.0%	100.0%	100.0%	75.0%	75.0%	85.0%	75.0%	100.0%	100.0%	63.1%	0.0%	85.0%	85.0%	85.0%	85.0%	25.0%	25.0%	25.0%