Borrower	1302 Pennsylvania Ave SE, LLC		**Property Type**		
Property Address	1302 Pennsylvania Ave SE	COM	**Rentable SF (1st)**		
Lease Type	MN	Res	**Rentable SF (2nd)**		
		Res	**Rentable SF (3rd)**		
			Total Above Grade		

	Source:	Borrower (Low)		Borrower (High)	
	Period:			COM - $6,000/month	
		$	*psf*	$	*psf*
Gross Potential (Contract) Income		117,600	*89.63*	129,600	*98.78*
Less: Concessions		-	-	-	-
Less: Credit Losses		-	-	-	-
Less: Vacancy Losses	5.00%	(5,880)	*(4.48)*	(6,480)	*(4.94)*
CAM & NNN Reimbursements		-	-	-	-
Effective Gross Income		111,720	*85.15*	123,120	*93.84*
Operating Expenses					
Property Taxes		17,613	*13.42*	17,613	*13.42*
Property Insurance		4,842	*3.69*	4,842	*3.69*
CAM		-	-	-	-
G&A		500	*0.38*	500	*0.38*
Management Fee	0.00%	-	-	-	-
Utilities		-	-	-	-
Maintenance		-	-	-	-
Condo/HOA/Other Fixed Fees		-	-	-	-
Other			-		-
Replacement Reserves	3.00%	3,352	*2.55*	3,694	*2.82*
Interest		49,225	*37.52*	49,225	*37.52*
Depreciation		50,462	*38.46*	50,462	*38.46*
Amortization		2,952	*2.25*	2,952	*2.25*
Total Expenses		128,945	*98.28*	129,287	*98.54*
Net Income		(17,225)	*(13.13)*	(6,167)	*(4.70)*
Less Owner Income Taxes		-	-	-	-
Add: Interest		49,225		49,225	
Add: Depreciation		50,462		50,462	
Add: Amortization		2,952		2,952	
NOI Less Owner Income Taxes		85,413	*65.10*	96,471	*73.53*
COVERAGE RATIO					
Loan Amount	1,476,000				
Interest Rate	4.50%				
Amortization (Years)	25				
Monthly Pmt	8,204				
Annual Pmt	98,449				
DSCR		0.87x		0.98x	

Mixed Use	Mo. Rent
1,312	5,000
1,210	3,200
605	1,600
3,127	**9,800**

$	*psf*
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% of Current Value	Est New Value	Est. New Expense
1.04%	$ 1,700,000	$ 17,613
0.28%	$ 1,700,000	$ 4,842

Additional Loan Amount for Construciton/Renovation:

$ 250,000	Renovation of 1st Floor & Basement (Retail)
$ 100,000	Underpining
$ 350,000	Construciton of 3 Residential Units
$ 700,000	

0.00x