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		136,800	*104.27*	148,800	*113.41*
Less: Concessions		-	-	-	-
Less: Credit Losses		-	-	-	-
Less: Vacancy Losses	5.00%	(6,840)	*(5.21)*	(7,440)	*(5.67)*
CAM & NNN Reimbursements		-	-	-	-
Effective Gross Income		129,960	*99.05*	141,360	*107.74*
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%	3,899	*2.97*	4,241	*3.23*
Interest		50,892	*38.79*	50,892	*38.79*
Depreciation		52,171	*39.76*	52,171	*39.76*
Amortization		3,052	*2.33*	3,052	*2.33*
Total Expenses		132,970	*101.35*	133,312	*101.61*
Net Income		(3,010)	*(2.29)*	8,048	*6.13*
Less Owner Income Taxes		-	-	-	-
Add: Interest		50,892		50,892	
Add: Depreciation		52,171		52,171	
Add: Amortization		3,052		3,052	
NOI Less Owner Income Taxes		103,105	*78.59*	114,163	*87.01*
COVERAGE RATIO					
Loan Amount	1,526,000				
Interest Rate	4.50%				
Amortization (Years)	25				
Monthly Pmt	8,482				
Annual Pmt	101,784				
DSCR		1.01x		1.12x	

Mixed Use	Mo. Rent
1,312	5,000
1,210	3,200
1,210	3,200
3,732	**11,400**

$	*psf*
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0.00x

% 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 (Retai
$	100,000	Underpining
$	400,000	Construciton of 4 Residential Units
$	**750,000**	

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