

Rent/Cash Flow/Debt Capacity Comparisons:

Central Coast

2 Bedroom Units: 50

Interest Rate: 6.15%

	Monthly Rent	Annual Income	Operating Expenses	Net Income	Loan Payment	Loan Amount at 6.15%
Market	1,400	840,000	310,000	530,000	441,667	5,075,848
60	760	456,000	310,000	146,000	121,667	1,398,252
30	325	195,000	310,000	(115,000)	N/A	N/A

Loan Amount at 4.25%
5,943,719
1,637,326
N/A

Portland Area

2 Bedroom Units: 50

Interest Rate: 6.15%

	Monthly Rent	Annual Income	Operating Expenses	Net Income	Loan Payment	Loan Amount at 6.15%
Market	1,711	1,026,720	310,000	716,720	597,267	6,864,078
60	1,306	783,600	310,000	473,600	394,667	4,535,701
30	653	391,800	310,000	81,800	68,167	783,404

Loan Amount at 4.25%
8,037,702
5,311,217
917,351