



Portfolio Highlight & Summary

Property Address:

- 1) 27 Garfield Street, Yonkers NY 10701
- 2) 35 Garfield Street, Yonkers NY 10701
- 3) 89 Maple Street, Yonkers NY 10701
- 4) 91 Maple Street, Yonkers NY 10701
- 5) 95 aka 97 Maple Street, Yonkers NY 10701

Acquisition Structure:

Purchase Price	\$	6,100,000	A
Initial Equity Investment	\$	1,525,000	
Loan Amount	\$	<u>4,575,000</u>	

Acquisition Matrix:

Number of Units		31
Price Per Unit	\$	196,774
Gross Rent Multiple (GRM)		9.29
Capitalization Rate		6.90%
Net Operating Income (NOI)	\$	421,041

Proposed Debt Structure:

Interest Rate	5.00%
Fixed Rate Period	10 Years
Equity Percentage	25%
Loan-to-Value Percentage	75%
Interest Only Period	3 Years
Amortization Period	7 Years
Loan Term	30 Years



Portfolio Highlight & Summary

Proposed Annual Inflation Rate:

Residential Income	3.50%
Operating Expenditures	1.50%

Cash Flow After Debt Service (CFADS) for Hold Period:

<u>Period</u>		<u>CFADS</u>	<u>Cash-On-Cash %</u>
Year 1	\$	192,291	12.61%
Year 2	\$	210,582	13.81%
Year 3	\$	229,566	15.05%
Year 4	\$	183,304	12.02%
Year 5	\$	203,751	13.36%
Year 6	\$	224,969	14.75%
Year 7	\$	246,987	16.20%
Year 8	\$	269,833	17.69%
Year 9	\$	293,537	19.25%
Year 10	\$	318,129	20.86%
Total CFADS Earned During Loan Term	\$	2,372,950 B	15.56%

Disposition Matrix (Valuation for Disposition arrived by using a higher Capitalization Rate to remain conservative):

Net Operating Income at Year 10	\$	612,845	
Price Per Unit	\$	286,414	
Market Value Capitalization Rate at Year 10		6.90%	
Property Valuation at Year 10	\$	8,878,825	C
Less: Purchase Price	\$	6,100,000	A
Gross Excess Equity Earned at Year 10	\$	2,778,825	D
Add: Total CFADS Earned During Hold Period / Loan Term	\$	2,372,950	B
Total Excess Equity and CFADS Recognized at Year 10	\$	5,151,775	(D + B)

Refinance Scenario at Year 10:

Property Valuation at Year 10	8,878,825	C
Loan-to-Value Percentage	75%	
Principal Loan Amount for Refinance	6,659,119	
Repayment of Principal Balance of Initial Loan due at Year 10	(4,023,484)	
Refinance - Cash Out	\$ 2,635,635	

New Buying Power with New Cash Out Proceeds (25% Equity) **\$ 10,542,538**

Summary:

- At Year 10, the property would have collected a total Cash Flow After Debt Service (CFADS) of:	\$	2,372,950
- At Year 10, all of the Initial Equity has been recovered and the valuation of the property has increased by:	\$	2,778,825
- At Year 10, you will be able to refinance the property up to a 75% Loan-to-Value (LTV) for a Cash Out of:	\$	2,635,635
- At Year 10, you will be able to purchase a New Property using the Cash Out Proceeds and Income of up to:	\$	10,542,538



Individual Property Information

Property Address	27 Garfield Street, Yonkers NY 10701	35 Garfield Street, Yonkers NY 10701	89 Maple Street, Yonkers NY 10701	91 Maple Street, Yonkers NY 10701	95 aka 97 Maple St, Yonkers NY 10701	Total
Parcel No.	1800-001-000-00447-000-0042	1800-001-000-00447-000-0039	1800-001-000-00186-000-0008	1800-001-000-00456-000-0038	1800-001-000-00456-000-0035	
Building SF	5,700	7,200	6,500	4,564	7,200	31,164
Lot SF	4,792	4,792	3,072	2,398	3,485	18,539
Block / Lot	447 / 42	447 / 39	186 / 8	456 / 38	456 / 35	
Stories	4	4	5	4	4	
Year Built	1965 (Est)	1960 (Est)	1908	1908	1901	
Layout	Six 3BRs	Six 3BRs	Six 3BRs & One 2BR	One 2BR & Five 1BRs	Six 3BRs	Five 1BRs, Two 2BR & Twenty-Four 3BRs
No. of Units	6	6	7	6	6	31
Construction	Frame	Frame	Frame	Frame	Frame	
Heat Source	Oil	Gas	Gas	Oil	Gas	
Landlord Responsible	Heat & Hot Water	Water	Heat & Hot Water	Heat & Hot Water	Water	
Tenant Responsible	Electric & Cooking Gas	Electric & Cooking Gas & Heat	Electric & Cooking Gas	Electric & Cooking Gas	Electric & Cooking Gas & Heat	

Gross Potential Income (GPI)	\$ 171,144	\$ 171,144	\$ 193,740	\$ 116,556	\$ 171,144	\$ 823,728
<i>Loss to Lease</i>	<i>\$ (34,824)</i>	<i>\$ (43,404)</i>	<i>\$ (68,899)</i>	<i>\$ (20,076)</i>	<i>\$ -</i>	<i>\$ (167,203)</i>
<i>Vacancy / Reserves</i>	<i>\$ (6,816)</i>	<i>\$ (6,387)</i>	<i>\$ (6,242)</i>	<i>\$ (4,824)</i>	<i>\$ (8,557)</i>	<i>\$ (32,826)</i>
Effective Gross Income (EGI)	\$ 129,504	\$ 121,353	\$ 118,599	\$ 91,656	\$ 162,587	\$ 623,699
Operating Expenditures:						
Real Estate Taxes	\$ 12,815	\$ 12,814	\$ 12,083	\$ 9,644	\$ 11,119	\$ 58,475
Water & Sewage	\$ 4,500	\$ 4,500	\$ 5,250	\$ 4,500	\$ 4,500	\$ 23,250
Electric / Gas	\$ 2,100	\$ 2,100	\$ 9,900	\$ 2,100	\$ 6,000	\$ 22,200
Insurance	\$ 4,600	\$ 4,600	\$ 4,452	\$ 3,816	\$ 3,816	\$ 21,285
Heat (Fuel)	\$ 9,500	\$ -	\$ -	\$ 9,500	\$ -	\$ 19,000
Superintendent	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 18,000
Repairs & Maintenance	\$ 3,000	\$ 3,000	\$ 3,500	\$ 3,000	\$ 3,000	\$ 15,500
Management & Administration	\$ 5,180	\$ 4,854	\$ 4,744	\$ 3,666	\$ 6,503	\$ 24,948
Total Opex	\$ 45,295	\$ 35,468	\$ 43,529	\$ 39,826	\$ 38,538	\$ 202,657
Net Operating Income (NOI)	\$ 84,209	\$ 85,885	\$ 75,070	\$ 51,830	\$ 124,048	\$ 421,041
Purchase Price	\$ 1,220,004	\$ 1,244,292	\$ 1,087,603	\$ 750,902	\$ 1,797,199	\$ 6,100,000



10 Year Cash Flow Analysis

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Gross Potential Income (GPI)	\$ 823,728	\$ 852,558	\$ 882,398	\$ 913,282	\$ 945,247	\$ 978,330	\$ 1,012,572	\$ 1,048,012	\$ 1,084,692	\$ 1,122,657
<i>Loss to Lease</i>	<i>(167,203)</i>	<i>(173,055)</i>	<i>(179,112)</i>	<i>(185,381)</i>	<i>(191,869)</i>	<i>(198,585)</i>	<i>(205,535)</i>	<i>(212,729)</i>	<i>(220,175)</i>	<i>(227,881)</i>
Net Annual Income	\$ 656,525	\$ 679,503	\$ 703,286	\$ 727,901	\$ 753,377	\$ 779,746	\$ 807,037	\$ 835,283	\$ 864,518	\$ 894,776
<i>Vacancy / Reserves</i>	<i>(32,826)</i>	<i>(33,975)</i>	<i>(35,164)</i>	<i>(36,395)</i>	<i>(37,669)</i>	<i>(38,987)</i>	<i>(40,352)</i>	<i>(41,764)</i>	<i>(43,226)</i>	<i>(44,739)</i>
Effective Gross Income (EGI)	\$ 623,699	\$ 645,528	\$ 668,122	\$ 691,506	\$ 715,709	\$ 740,758	\$ 766,685	\$ 793,519	\$ 821,292	\$ 850,037
Real Estate Taxes	\$ 58,475	\$ 59,352	\$ 60,242	\$ 61,146	\$ 62,063	\$ 62,994	\$ 63,939	\$ 64,898	\$ 65,872	\$ 66,860
Water & Sewage	\$ 23,250	\$ 23,599	\$ 23,953	\$ 24,312	\$ 24,677	\$ 25,047	\$ 25,423	\$ 25,804	\$ 26,191	\$ 26,584
Electric	\$ 22,200	\$ 22,533	\$ 22,871	\$ 23,214	\$ 23,562	\$ 23,916	\$ 24,274	\$ 24,639	\$ 25,008	\$ 25,383
Insurance	\$ 21,285	\$ 21,604	\$ 21,928	\$ 22,257	\$ 22,591	\$ 22,929	\$ 23,273	\$ 23,623	\$ 23,977	\$ 24,337
Heat (Fuel)	\$ 19,000	\$ 19,285	\$ 19,574	\$ 19,868	\$ 20,166	\$ 20,468	\$ 20,775	\$ 21,087	\$ 21,403	\$ 21,724
Superintendent	\$ 18,000	\$ 18,270	\$ 18,544	\$ 18,822	\$ 19,105	\$ 19,391	\$ 19,682	\$ 19,977	\$ 20,277	\$ 20,581
Repairs & Maintenance	\$ 15,500	\$ 15,733	\$ 15,968	\$ 16,208	\$ 16,451	\$ 16,698	\$ 16,948	\$ 17,203	\$ 17,461	\$ 17,723
Management & Administration	\$ 24,948	\$ 25,821	\$ 26,725	\$ 27,660	\$ 28,628	\$ 29,630	\$ 30,667	\$ 31,741	\$ 32,852	\$ 34,001
Total Expenditures	\$ 202,657	\$ 206,196	\$ 209,806	\$ 213,487	\$ 217,243	\$ 221,074	\$ 224,983	\$ 228,971	\$ 233,040	\$ 237,193
Net Operating Income (NOI)	\$ 421,041	\$ 439,332	\$ 458,316	\$ 478,019	\$ 498,466	\$ 519,684	\$ 541,702	\$ 564,548	\$ 588,252	\$ 612,845
Equity	\$ 1,525,000	\$ 1,525,000	\$ 1,525,000	\$ 1,525,000	\$ 1,525,000	\$ 1,525,000	\$ 1,525,000	\$ 1,525,000	\$ 1,525,000	\$ 1,525,000
Principal	\$ 4,575,000	\$ 4,575,000	\$ 4,575,000	\$ 4,507,502	\$ 4,436,551	\$ 4,361,969	\$ 4,283,572	\$ 4,201,164	\$ 4,114,540	\$ 4,023,484
<i>Annual Debt Service</i>	<i>(228,750)</i>	<i>(228,750)</i>	<i>(228,750)</i>	<i>(294,715)</i>	<i>(294,715)</i>	<i>(294,715)</i>	<i>(294,715)</i>	<i>(294,715)</i>	<i>(294,715)</i>	<i>(294,715)</i>
Cash Flow After Debt Service (CFADS)	\$ 192,291	\$ 210,582	\$ 229,566	\$ 183,304	\$ 203,751	\$ 224,969	\$ 246,987	\$ 269,833	\$ 293,537	\$ 318,129

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Number of Units	31	31	31	31	31	31	31	31	31	31
Acquisition Price per SF	\$ 196	\$ 196	\$ 196	\$ 196	\$ 196	\$ 196	\$ 196	\$ 196	\$ 196	\$ 196
Acquisition Price per Unit	\$ 196,774	\$ 196,774	\$ 196,774	\$ 196,774	\$ 196,774	\$ 196,774	\$ 196,774	\$ 196,774	\$ 196,774	\$ 196,774
Gross Rent Multiple	9.29	8.98	8.67	8.38	8.10	7.82	7.56	7.30	7.06	6.82
Capitalization Rate	6.90%	7.20%	7.51%	7.84%	8.17%	8.52%	8.88%	9.25%	9.64%	10.05%
Cash-On-Cash Return	12.61%	13.81%	15.05%	12.02%	13.36%	14.75%	16.20%	17.69%	19.25%	20.86%
Recovery of Equity (Years)	7.93	7.24	6.64	6.32	7.48	6.78	6.17	5.65	5.20	4.79
Operating Expenditure Ratio (OER)	32%	32%	31%	31%	30%	30%	29%	29%	28%	28%
Debt Service Coverage Ratio (DSCR)	1.43	1.49	1.56	1.65	1.74	1.85	1.96	2.09	2.22	2.36
Maximum Annual DSCR (Utilizing 1.40)	\$ 300,744	\$ 313,809	\$ 327,369	\$ 341,442	\$ 356,047	\$ 371,203	\$ 386,930	\$ 403,249	\$ 420,180	\$ 437,746
Free & Clear Rate of Return	6.90%	7.20%	7.51%	7.84%	8.17%	8.52%	8.88%	9.25%	9.64%	10.05%
Constant Percentage Rate a/k/a Mortgage Cap Rate	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
+ Positive / - Negative Leverage	1.90%	2.20%	2.51%	2.84%	3.17%	3.52%	3.88%	4.25%	4.64%	5.05%

Rent Roll

#	Bldg	Apt	Tenant Name	Unit Type	Status	Occupancy Date	Lease Expiration	Market Rent	Legal Rent	Adjustment	Actual Rent	Loss to Lease	Security Deposit
1	27G	1L	Ines Polanco	3BR	RS	1/1/2020	5/31/2023	\$2,377	\$2,000	\$60	\$2,060	(\$317)	\$2,030
2	27G	1R	Ana Gell	3BR	RS	3/1/120	1/31/2023	\$2,377	\$2,000	\$0	\$2,000	(\$377)	\$2,000
3	27G	2L	Stephanie Dotel	3BR	RS	3/1/2016	5/31/2022	\$2,377	\$1,520	\$130	\$1,650	(\$727)	\$1,250
4	27G	2R	Michael Nevarez	3BR	RS	4/1/2016	9/30/2022	\$2,377	\$1,600	\$50	\$1,650	(\$727)	\$1,350
5	27G	3L	Melky Thomas	3BR	RS	8/1/2019	3/31/2022	\$2,377	\$2,000	\$0	\$2,000	(\$377)	\$2,000
6	27G	3R	Michael Molina	3BR	RS	6/1/2016	1/31/2022	\$2,377	\$2,000	\$0	\$2,000	(\$377)	\$2,000
7	35G	1E	Kimberly Rodriquez	3BR	RS	5/1/2020	4/30/2023	\$2,377	\$1,780	\$0	\$1,780	(\$597)	\$1,700
8	35G	1W	Greiman Mejia Baez	3BR	RS	7/1/2016	4/30/2023	\$2,377	\$1,800	\$0	\$1,800	(\$577)	\$1,800
9	35G	2E	Vanessa Fernandez	3BR	RS	12/1/2019	11/30/2022	\$2,377	\$1,750	\$0	\$1,750	(\$627)	\$1,700
10	35G	2W	Marcelina Mason	3BR	RS	9/1/2019	8/31/2022	\$2,377	\$1,815	\$0	\$1,815	(\$562)	\$1,800
11	35G	3E	Jennifer Menjivar	3BR	RS	6/1/2020	9/30/2022	\$2,377	\$1,750	\$0	\$1,750	(\$627)	\$1,700
12	35G	3W	Yovany Almonte	3BR	RS	6/1/2019	10/31/2023	\$2,377	\$1,750	\$0	\$1,750	(\$627)	\$1,750
13	89M	1L	Victoria Trejo	3BR	RS	7/1/2016	9/30/2022	\$2,377	\$1,293	\$0	\$1,293	(\$1,084)	\$1,150
14	89M	1R	Clementino Tomas Coronado	3BR	RS	3/1/2019	8/31/2022	\$2,377	\$1,826	\$174	\$2,000	(\$377)	\$2,000
15	89M	2L	Annery Arias	3BR	RS	7/1/2016	9/30/2023	\$2,377	\$1,588	\$0	\$1,588	(\$789)	\$1,500
16	89M	2R	Migdalia Linares	3BR	RS	7/1/2016	9/30/2022	\$2,377	\$1,292	\$0	\$1,292	(\$1,085)	\$1,254
17	89M	3L	Rosa Luna	3BR	RS	7/1/2016	9/30/2023	\$2,377	\$1,032	\$0	\$1,032	(\$1,345)	\$750
18	89M	3R	Ivelisse Maldonado	3BR	RS	3/1/2018	2/28/2023	\$2,377	\$2,086	\$0	\$2,086	(\$291)	\$0
19	89M	Bsmt	Daniela Cotes	2BR	RS	7/1/2016	9/30/2023	\$1,883	\$1,111	\$0	\$1,111	(\$772)	\$1,000
20	91M	1R	Emilia Negron	2BR	RS	7/1/2016	7/31/2022	\$1,883	\$1,420	\$0	\$1,420	(\$463)	\$1,300
21	91M	2F	Johnathan Alvarez	1BR	RS	4/1/2019	3/31/2022	\$1,566	\$1,450	\$0	\$1,450	(\$116)	\$1,400
22	91M	2R	Jose Lopez	1BR	RS	7/1/2016	9/30/2022	\$1,566	\$1,310	\$0	\$1,310	(\$256)	\$900
23	91M	3F	Fransheska Gonzalez	1BR	RS		12/30/2022	\$1,566	\$1,400	\$0	\$1,400	(\$166)	Voucher
24	91M	3R	Milagros Anvujar	1BR	RS	7/1/2016	9/30/2022	\$1,566	\$1,310	\$0	\$1,310	(\$256)	\$0
25	91M	Bsmt	Jocelyn Roman	1BR	RS	4/1/2019	11/30/2022	\$1,566	\$1,150	\$0	\$1,150	(\$416)	\$2,200
26	95M	1E	Vacant	3BR	FreeMkt			\$2,377	\$0	\$0	\$2,377	\$0	\$0
27	95M	1W	Vacant	3BR	FreeMkt			\$2,377	\$0	\$0	\$2,377	\$0	\$0
28	95M	2E	Vacant	3BR	FreeMkt			\$2,377	\$0	\$0	\$2,377	\$0	\$0
29	95M	2W	Vacant	3BR	FreeMkt			\$2,377	\$0	\$0	\$2,377	\$0	\$0
30	95M	3E	Vacant	3BR	FreeMkt			\$2,377	\$0	\$0	\$2,377	\$0	\$0
31	95M	3W	Vacant	3BR	FreeMkt			\$2,377	\$0	\$0	\$2,377	\$0	\$0

Total Monthly Income	\$68,644	\$40,034	\$414	\$54,710	(\$13,934)	\$34,534
Total Annual Income	\$823,728	\$480,413	\$4,968	\$656,525	(\$167,203)	

Amortization Schedule

Loan Terms	
Loan Start Date	10/1/2022
Loan Amount	4,575,000
Interest Rate	5.000%
Term of Loan (Years)	30

	Monthly Payment	Annual Payment
Output		
Year 1-3	(\$19,063)	(\$228,750)
Year 4-10	(\$24,560)	(\$294,715)

Principal Balance	
After 5 Years	5,105,190
After 10Years	4,438,083

Date	No.	Payment Date	Beginning Balance	Interest	Principal Repayments	Ending Balance	Cumulative Interest	Additional Principal	Ending Balance
10/1/2022	1		4,575,000	19,063		4,575,000	19,063	-	4,575,000
11/1/2022	2		4,575,000	19,063		4,575,000	38,125	-	4,575,000
12/2/2022	3		4,575,000	19,063		4,575,000	57,188	-	4,575,000
1/1/2023	4		4,575,000	19,063		4,575,000	76,250	-	4,575,000
2/1/2023	5		4,575,000	19,063		4,575,000	95,313	-	4,575,000
3/3/2023	6		4,575,000	19,063		4,575,000	114,375	-	4,575,000
4/3/2023	7		4,575,000	19,063		4,575,000	133,438	-	4,575,000
5/4/2023	8		4,575,000	19,063		4,575,000	152,500	-	4,575,000
6/1/2023	9		4,575,000	19,063		4,575,000	171,563	-	4,575,000
7/2/2023	10		4,575,000	19,063		4,575,000	190,625	-	4,575,000
8/1/2023	11		4,575,000	19,063		4,575,000	209,688	-	4,575,000
9/1/2023	12		4,575,000	19,063		4,575,000	228,750	-	4,575,000
10/1/2023	13		4,575,000	19,063		4,575,000	247,813	-	4,575,000
11/1/2023	14		4,575,000	19,063		4,575,000	266,875	-	4,575,000
12/2/2023	15		4,575,000	19,063		4,575,000	285,938	-	4,575,000
1/1/2024	16		4,575,000	19,063		4,575,000	305,000	-	4,575,000
2/1/2024	17		4,575,000	19,063		4,575,000	324,063	-	4,575,000
3/2/2024	18		4,575,000	19,063		4,575,000	343,125	-	4,575,000
4/2/2024	19		4,575,000	19,063		4,575,000	362,188	-	4,575,000
5/3/2024	20		4,575,000	19,063		4,575,000	381,250	-	4,575,000
5/31/2024	21		4,575,000	19,063		4,575,000	400,313	-	4,575,000
7/1/2024	22		4,575,000	19,063		4,575,000	419,375	-	4,575,000
7/31/2024	23		4,575,000	19,063		4,575,000	438,438	-	4,575,000
8/31/2024	24		4,575,000	19,063		4,575,000	457,500	-	4,575,000
9/30/2024	25		4,575,000	19,063		4,575,000	476,563	-	4,575,000
10/31/2024	26		4,575,000	19,063		4,575,000	495,625	-	4,575,000
12/1/2024	27		4,575,000	19,063		4,575,000	514,688	-	4,575,000
12/31/2024	28		4,575,000	19,063		4,575,000	533,750	-	4,575,000
1/31/2025	29		4,575,000	19,063		4,575,000	552,813	-	4,575,000
3/2/2025	30		4,575,000	19,063		4,575,000	571,875	-	4,575,000
4/2/2025	31		4,575,000	19,063		4,575,000	590,938	-	4,575,000
5/3/2025	32		4,575,000	19,063		4,575,000	610,000	-	4,575,000
5/31/2025	33		4,575,000	19,063		4,575,000	629,063	-	4,575,000
7/1/2025	34		4,575,000	19,063		4,575,000	648,125	-	4,575,000
7/31/2025	35		4,575,000	19,063		4,575,000	667,188	-	4,575,000
8/31/2025	36		4,575,000	19,063		4,575,000	686,250	-	4,575,000
9/30/2025	37		4,575,000	19,063	(5,497)	4,569,503	705,313	-	4,569,503
10/31/2025	38		4,569,503	19,040	(5,520)	4,563,983	724,352	-	4,563,983
12/1/2025	39		4,563,983	19,017	(5,543)	4,558,440	743,369	-	4,558,440
12/31/2025	40		4,558,440	18,993	(5,566)	4,552,874	762,362	-	4,552,874
1/31/2026	41		4,552,874	18,970	(5,589)	4,547,285	781,332	-	4,547,285
3/2/2026	42		4,547,285	18,947	(5,613)	4,541,672	800,280	-	4,541,672
4/2/2026	43		4,541,672	18,924	(5,636)	4,536,036	819,203	-	4,536,036
5/3/2026	44		4,536,036	18,900	(5,659)	4,530,377	838,103	-	4,530,377
6/1/2026	45		4,530,377	18,877	(5,683)	4,524,694	856,980	-	4,524,694
7/2/2026	46		4,524,694	18,853	(5,707)	4,518,987	875,833	-	4,518,987
8/1/2026	47		4,518,987	18,829	(5,730)	4,513,256	894,662	-	4,513,256
9/1/2026	48		4,513,256	18,805	(5,754)	4,507,502	913,467	-	4,507,502
10/1/2026	49		4,507,502	18,781	(5,778)	4,501,724	932,248	-	4,501,724
11/1/2026	50		4,501,724	18,757	(5,802)	4,495,921	951,006	-	4,495,921
12/2/2026	51		4,495,921	18,733	(5,827)	4,490,095	969,739	-	4,490,095
1/1/2027	52		4,490,095	18,709	(5,851)	4,484,244	988,447	-	4,484,244
2/1/2027	53		4,484,244	18,684	(5,875)	4,478,369	1,007,132	-	4,478,369
3/3/2027	54		4,478,369	18,660	(5,900)	4,472,469	1,025,791	-	4,472,469
4/3/2027	55		4,472,469	18,635	(5,924)	4,466,545	1,044,427	-	4,466,545
5/4/2027	56		4,466,545	18,611	(5,949)	4,460,596	1,063,037	-	4,460,596
6/1/2027	57		4,460,596	18,586	(5,974)	4,454,622	1,081,623	-	4,454,622
7/2/2027	58		4,454,622	18,561	(5,999)	4,448,623	1,100,184	-	4,448,623
8/1/2027	59		4,448,623	18,536	(6,024)	4,442,600	1,118,720	-	4,442,600
9/1/2027	60		4,442,600	18,511	(6,049)	4,436,551	1,137,231	-	4,436,551
10/1/2027	61		4,436,551	18,486	(6,074)	4,430,477	1,155,717	-	4,430,477
11/1/2027	62		4,430,477	18,460	(6,099)	4,424,378	1,174,177	-	4,424,378
12/2/2027	63		4,424,378	18,435	(6,125)	4,418,253	1,192,612	-	4,418,253
1/1/2028	64		4,418,253	18,409	(6,150)	4,412,103	1,211,021	-	4,412,103
2/1/2028	65		4,412,103	18,384	(6,176)	4,405,927	1,229,405	-	4,405,927
3/2/2028	66		4,405,927	18,358	(6,202)	4,399,725	1,247,763	-	4,399,725
4/2/2028	67		4,399,725	18,332	(6,227)	4,393,498	1,266,095	-	4,393,498
5/3/2028	68		4,393,498	18,306	(6,253)	4,387,244	1,284,401	-	4,387,244
5/31/2028	69		4,387,244	18,280	(6,279)	4,380,965	1,302,682	-	4,380,965
7/1/2028	70		4,380,965	18,254	(6,306)	4,374,660	1,320,936	-	4,374,660
7/31/2028	71		4,374,660	18,228	(6,332)	4,368,328	1,339,163	-	4,368,328
8/31/2028	72		4,368,328	18,201	(6,358)	4,361,969	1,357,365	-	4,361,969
9/30/2028	73		4,361,969	18,175	(6,385)	4,355,585	1,375,540	-	4,355,585
10/31/2028	74		4,355,585	18,148	(6,411)	4,349,173	1,393,688	-	4,349,173
12/1/2028	75		4,349,173	18,122	(6,438)	4,342,735	1,411,809	-	4,342,735
12/31/2028	76		4,342,735	18,095	(6,465)	4,336,271	1,429,904	-	4,336,271
1/31/2029	77		4,336,271	18,068	(6,492)	4,329,779	1,447,972	-	4,329,779
3/2/2029	78		4,329,779	18,041	(6,519)	4,323,260	1,466,013	-	4,323,260
4/2/2029	79		4,323,260	18,014	(6,546)	4,316,714	1,484,026	-	4,316,714

Amortization Schedule

Loan Terms	
Loan Start Date	10/1/2022
Loan Amount	4,575,000
Interest Rate	5.000%
Term of Loan (Years)	30

	Monthly Payment	Annual Payment
Output		
Year 1-3	(\$19,063)	(\$228,750)
Year 4-10	(\$24,560)	(\$294,715)

Principal Balance	
After 5 Years	5,105,190
After 10Years	4,438,083

Date	No.	Payment Date	Beginning Balance	Interest	Principal Repayments	Ending Balance	Cumulative Interest	Additional Principal	Ending Balance
5/3/2029	80		4,316,714	17,986	(6,573)	4,310,141	1,502,013	-	4,310,141
5/31/2029	81		4,310,141	17,959	(6,601)	4,303,540	1,519,971	-	4,303,540
7/1/2029	82		4,303,540	17,931	(6,628)	4,296,912	1,537,903	-	4,296,912
7/31/2029	83		4,296,912	17,904	(6,656)	4,290,256	1,555,807	-	4,290,256
8/31/2029	84		4,290,256	17,876	(6,684)	4,283,572	1,573,683	-	4,283,572
9/30/2029	85		4,283,572	17,848	(6,711)	4,276,861	1,591,531	-	4,276,861
10/31/2029	86		4,276,861	17,820	(6,739)	4,270,122	1,609,351	-	4,270,122
12/1/2029	87		4,270,122	17,792	(6,767)	4,263,354	1,627,143	-	4,263,354
12/31/2029	88		4,263,354	17,764	(6,796)	4,256,559	1,644,907	-	4,256,559
1/31/2030	89		4,256,559	17,736	(6,824)	4,249,735	1,662,643	-	4,249,735
3/2/2030	90		4,249,735	17,707	(6,852)	4,242,882	1,680,350	-	4,242,882
4/2/2030	91		4,242,882	17,679	(6,881)	4,236,002	1,698,029	-	4,236,002
5/3/2030	92		4,236,002	17,650	(6,910)	4,229,092	1,715,679	-	4,229,092
6/1/2030	93		4,229,092	17,621	(6,938)	4,222,154	1,733,300	-	4,222,154
7/2/2030	94		4,222,154	17,592	(6,967)	4,215,186	1,750,892	-	4,215,186
8/1/2030	95		4,215,186	17,563	(6,996)	4,208,190	1,768,456	-	4,208,190
9/1/2030	96		4,208,190	17,534	(7,025)	4,201,164	1,785,990	-	4,201,164
10/1/2030	97		4,201,164	17,505	(7,055)	4,194,110	1,803,495	-	4,194,110
11/1/2030	98		4,194,110	17,475	(7,084)	4,187,026	1,820,970	-	4,187,026
12/2/2030	99		4,187,026	17,446	(7,114)	4,179,912	1,838,416	-	4,179,912
1/1/2031	100		4,179,912	17,416	(7,143)	4,172,769	1,855,832	-	4,172,769
2/1/2031	101		4,172,769	17,387	(7,173)	4,165,596	1,873,219	-	4,165,596
3/3/2031	102		4,165,596	17,357	(7,203)	4,158,393	1,890,576	-	4,158,393
4/3/2031	103		4,158,393	17,327	(7,233)	4,151,160	1,907,902	-	4,151,160
5/4/2031	104		4,151,160	17,296	(7,263)	4,143,897	1,925,199	-	4,143,897
6/1/2031	105		4,143,897	17,266	(7,293)	4,136,603	1,942,465	-	4,136,603
7/2/2031	106		4,136,603	17,236	(7,324)	4,129,280	1,959,701	-	4,129,280
8/1/2031	107		4,129,280	17,205	(7,354)	4,121,925	1,976,906	-	4,121,925
9/1/2031	108		4,121,925	17,175	(7,385)	4,114,540	1,994,081	-	4,114,540
10/1/2031	109		4,114,540	17,144	(7,416)	4,107,125	2,011,225	-	4,107,125
11/1/2031	110		4,107,125	17,113	(7,447)	4,099,678	2,028,338	-	4,099,678
12/2/2031	111		4,099,678	17,082	(7,478)	4,092,201	2,045,420	-	4,092,201
1/1/2032	112		4,092,201	17,051	(7,509)	4,084,692	2,062,471	-	4,084,692
2/1/2032	113		4,084,692	17,020	(7,540)	4,077,152	2,079,490	-	4,077,152
3/2/2032	114		4,077,152	16,988	(7,571)	4,069,580	2,096,478	-	4,069,580
4/2/2032	115		4,069,580	16,957	(7,603)	4,061,977	2,113,435	-	4,061,977
5/3/2032	116		4,061,977	16,925	(7,635)	4,054,343	2,130,360	-	4,054,343
5/31/2032	117		4,054,343	16,893	(7,666)	4,046,676	2,147,253	-	4,046,676
7/1/2032	118		4,046,676	16,861	(7,698)	4,038,978	2,164,114	-	4,038,978
7/31/2032	119		4,038,978	16,829	(7,731)	4,031,247	2,180,943	-	4,031,247
8/31/2032	120		4,031,247	16,797	(7,763)	4,023,484	2,197,740	-	4,023,484