

<u>PROFORMA ANALYSIS 39 Belden</u>			Mortgage calculation			
Broker Agent	Prudential CT Reality		Loan Amount		\$145,834	
Date	9/8/2009		Interest Rate	5.00%		
			Term (years)	30		
Purchase price	\$149,000	\$149,000	MO. Pmt	\$783		
Closing costs	\$0	\$0	Annual	\$9,394		
Points	0.02125	-\$3,166				
	Total costs	\$145,834				
Cash down (Equity)	0%	\$0				
Loan Amount	\$145,834					
Rental Income	<u>Top Floor rented</u>			Rental Income	<u>First Floor rented</u>	
Units	1	\$1,100.00	per month	Units	1	\$800.00 per month
Income Per Year		\$13,200.00	per year	Income Per Year		\$9,600.00 per year
Expenses				Expenses		
	Insurance	-\$1,604.00			Insurance	-\$1,604.00
	Real Estate Taxes	-\$3,196.00			Real Estate Taxes	-\$3,196.00
	Maintenance	-\$1,200.00			Maintenance	-\$1,200.00
Cost to live in house		\$6,000.00	per year	Cost to live in house		\$6,000.00 per year
Mortgage cost		\$9,394.41	per year	Mortgage cost		\$9,394.41 per year
Gross cost of home ownership		\$15,394.41	per year	Gross cost of home ownership		\$15,394.41 per year
	Income	-\$13,200.00			Income	-\$9,600.00
	Net cost	\$2,194.41	per year		Net cost	\$5,794.41 per year
		\$182.87	per month			\$482.87 per month
Per Phil Turner Aug. 6, 2009:						
FHA requires 3.5% down						
VA requires -0- down						
CHFA and DAP allow for -0- money down						
FHA rates today range from 5.00% with 2.125 points up to 5.625% with -0- points.						
VA - 5% with 2.5 points up to 5.625% with -0- points						
CHFA and DAP are both at 4.875% with 1 point						
All loans are 30 year fixed rate.						