

REAL ESTATE SOLUTIONS



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REALESTATESOLUTIONS.NET

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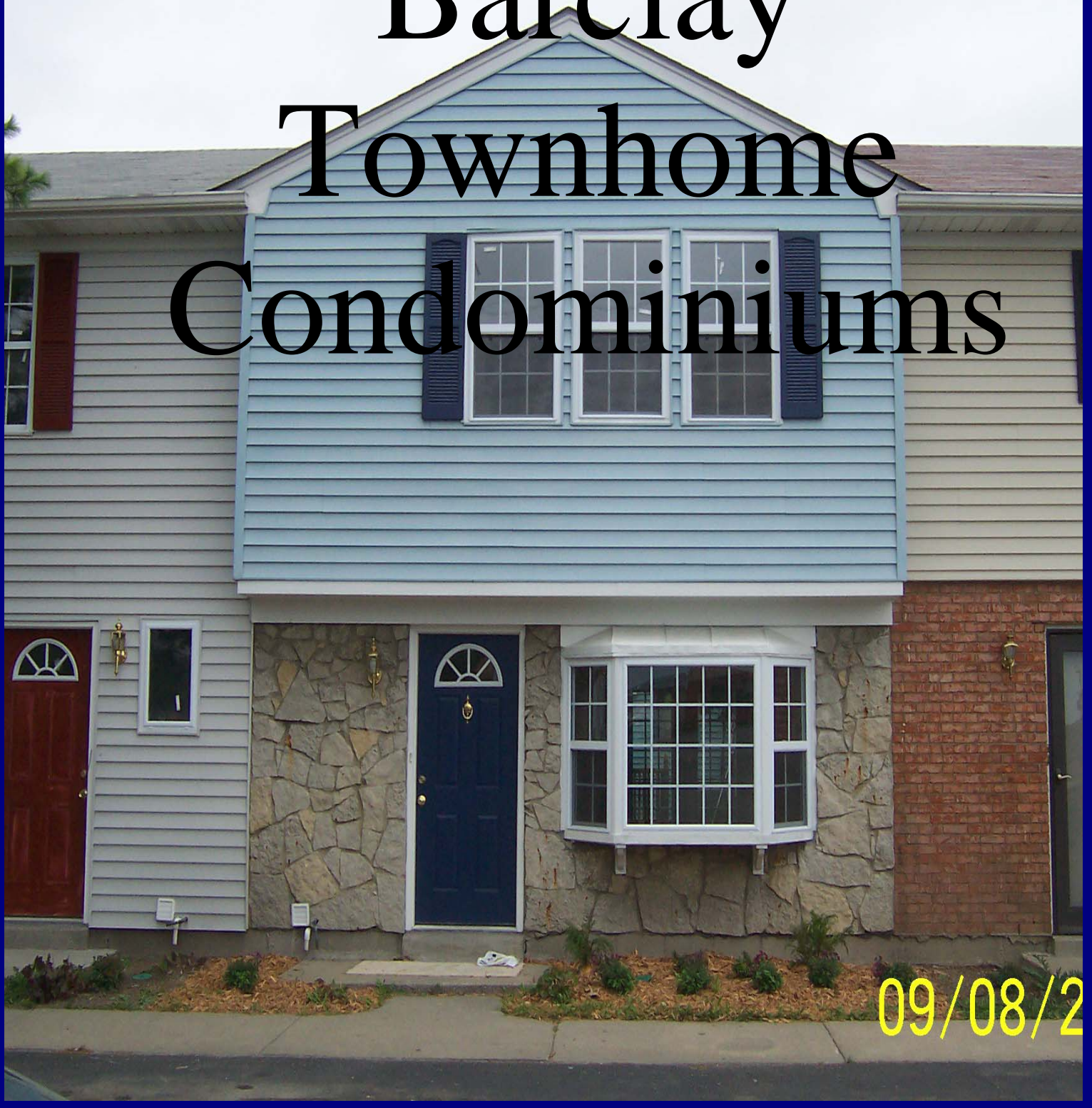
Russell Quick

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Offering
Barclay Townhome
Condominiums
\$2,200,000.

Barclay Townhome Condominiums



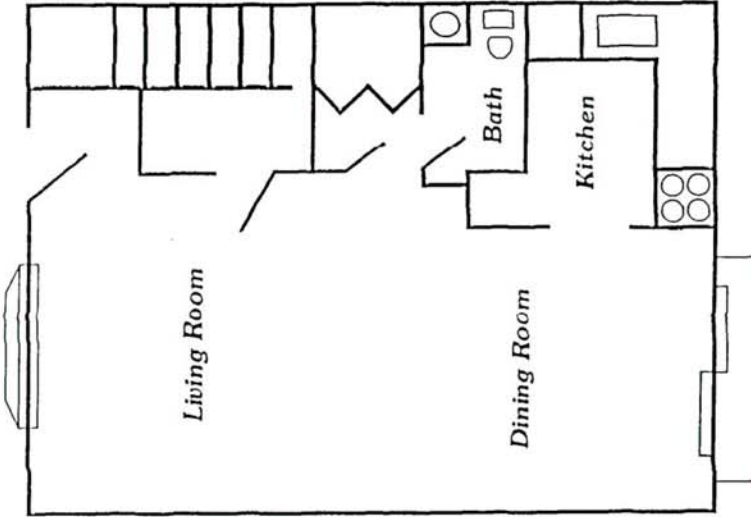
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BARCLAY TOWNHOUSES

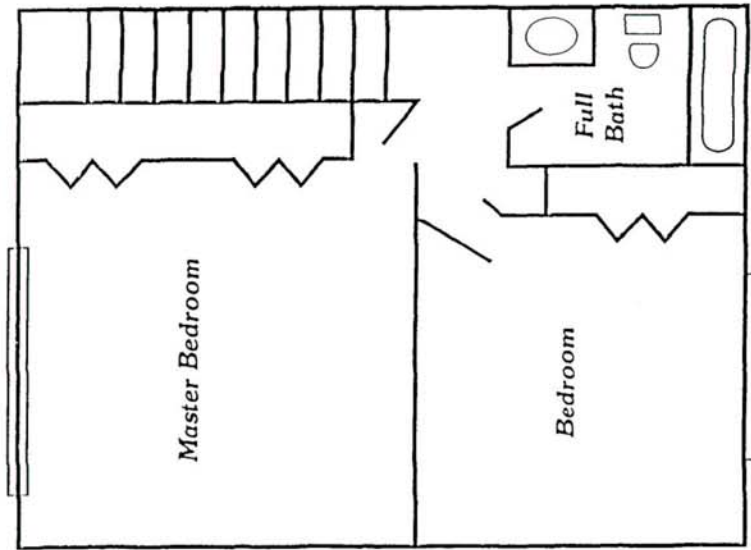
Sale Price			\$ 2,200,000.00	8.01%			
Down Payment		20.00%	\$ 440,000.00				
Amount Financed		80.00%	\$ 1,760,000.00	Rate	Term		
Payment Amount			\$10,450.47	5.91%	360		
Square Foot of Property	68000						
CLIENT'S REPORT			BROKER'S PROJECTION				
	Per SF	Pct.	Amount	Per SF	Pct.	Amount	
Potential Rental Income	\$ 0.48		\$ 390,036.00	\$ 0.48		\$ 390,036.00	Cur. Roll
Other Income	\$ -		\$ -	\$ -		\$ -	
Less; Vac. & Credit Loss	\$ 1.31	22.78%	\$ 88,839.87	\$ -	9.90%	\$ 38,613.56	Cur. Rate
Gross Operating Income	\$ 4.43		\$ 301,196.13	\$ 0.57		\$ 351,422.44	
Operating Expenses							
Real Estate Taxes	\$ 0.52	11.73%	\$ 35,337.57	\$ 0.52	10.06%	\$ 35,337.57	2005 Taxes
Personal Property Taxes	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	
Property Insurance	\$ 0.33	7.37%	\$ 22,200.00	\$ 0.20	3.81%	\$ 13,400.00	Estimate
Management	\$ -	5.00%	\$ 15,059.81	\$ 0.34	6.51%	\$ 22,880.00	Cur. Salary
Off Site	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	
Payroll	\$ 0.34	7.60%	\$ 22,880.00	\$ -	0.00%	\$ -	
Benefits	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	
Taxes/Workers Comp	\$ 0.05	1.13%	\$ 3,390.40	\$ 0.05	0.96%	\$ 3,390.40	
Repairs & Maintenance	\$ 0.29	6.47%	\$ 61,295.24	\$ 0.52	10.00%	\$ 35,142.24	Mkt. Rate
Maintenance Salary	\$ -		\$ 19,500.00		5.55%	\$ 19,500.00	
Utilities	\$ 0.51		\$ 34,377.16	\$ -	0.00%	\$ -	
Gas & Elec.	\$ -	0.00%	\$ -	\$ 0.06	1.08%	\$ 3,800.00	Cur. Actual
Water & Sewer	\$ -	0.00%	\$ -	\$ 0.35	6.83%	\$ 24,000.00	Est. by bill
Cable TV			\$ 6,377.52		1.81%	\$ 6,377.52	Cur. Actual
Acctg. & Legal	\$ 0.02	0.35%	\$ 1,058.00	\$ 0.02	0.30%	\$ 1,058.00	2005 Act.
Telephone	\$ 0.05	1.20%	\$ 3,622.44	\$ 0.05	1.03%	\$ 3,622.44	2005 Act.
Advertising	\$ 0.02	0.51%	\$ 1,526.73	\$ 0.02	0.43%	\$ 1,526.73	2005 Act.
Dumpster	\$ 0.06	1.26%	\$ 3,803.48	\$ 0.06	1.08%	\$ 3,803.48	2005 Act.
Security	\$ 0.18	4.08%	\$ 12,281.25	\$ -	0.00%	\$ -	
Miscellaneous Expenses	\$ 0.02	0.46%	\$ 1,378.75	\$ 0.02	0.39%	\$ 1,378.75	2005 Act.
Total Operating Expense	\$ 3.59	81.04%	\$ 244,088.33	\$ 2.58	49.86%	\$ 175,217.13	
Net Operating Income	\$ 0.84	18.96%	\$ 57,107.80	\$ 2.59	50.14%	\$ 176,205.30	
Less Annual Debt Service			\$ 175,612.08			\$ 125,405.60	
Cash Flow Before Taxes			\$ (118,504.28)			\$ 50,799.70	
Capitalization Rate	2.60%			Cap Rate		8.01%	
Debt Coverage Ratio	0.33			Debt Cov Ratio		1.41	
Return on Cash Invested	-26.93%			Ret on Cash Inv		11.55%	

The Barclay

FLOORPLAN



Downstairs with Bay Window







Barclay Townhome Condominiums

1620 Greentree Blvd
Clarksville, IN 47129

Shopping Center

