



492 Park ave. east orange.

492 Park ave.
East orange, NJ
United States

Presented by:

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Worldwide Real-estate Investments

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Overview

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Purchase Info

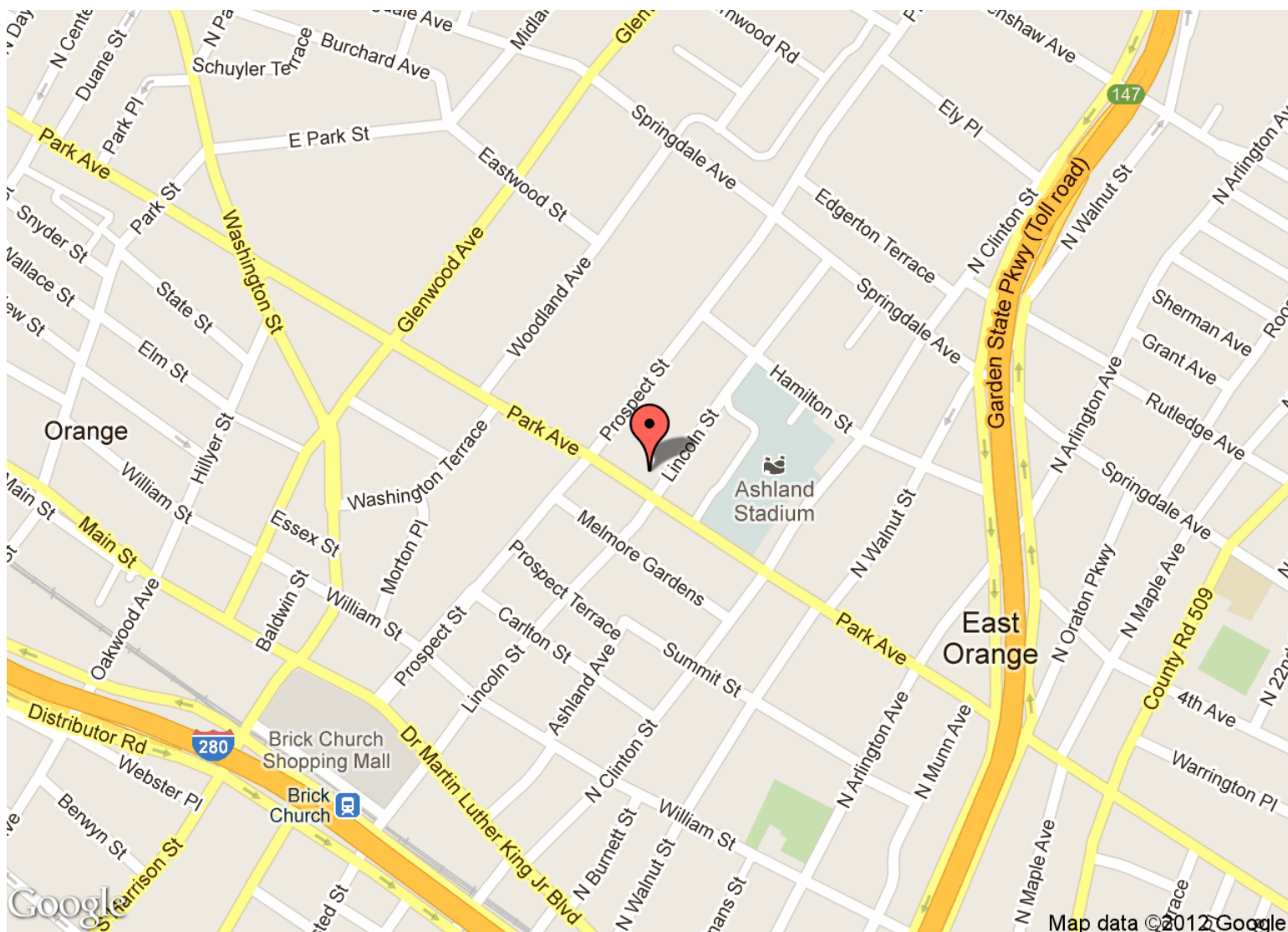
Total Number of Units	16
Purchase Price	\$568,000
Initial Cash Invested	\$159,360

Income Analysis

	Monthly	Annual
Net Operating Income	\$3,795	\$45,543
Cash Flow	\$1,667	\$20,006

Financial Metrics

Cap Rate (Purchase Price)	8.0%
Cash on Cash Return (Year 1)	12.6%
Internal Rate of Return (Year 10)	20.4%
Sale Price (Year 10)	\$763,345



Purchase Analysis

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Purchase Info	
Purchase Price	\$568,000
- First Mortgage	(\$420,000)
- Second Mortgage	(\$0)
= Downpayment	\$148,000
+ Buying Costs	\$11,360
+ Initial Improvements	\$0
= Initial Cash Invested	\$159,360
Total Number of Units	16
Cost per Unit	\$35,500
Average Monthly Rent per Unit	\$720

Mortgages	First	Second
Loan-To-Value Ratio	73.94%	0%
Loan Amount	\$420,000	\$0
Loan Type	Amortizing	
Term	30 Years	
Interest Rate	4.5%	
Payment	\$2,128.08	\$0.00

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	4.1
Operating Expense Ratio	65.0%
Debt Coverage Ratio	1.78
Cap Rate (Purchase Price)	8.0%
Cash on Cash Return	12.6%

Assumptions	
Appreciation Rate	3.0%
Vacancy Rate	6.0%
Income Inflation Rate	3.0%
Expense Inflation Rate	3.0%
LTV for Refinance	70.0%
Selling Costs	\$39,760

Income	Monthly	Annual
Gross Rent	\$11,520	\$138,240
Vacancy Loss	(\$691)	(\$8,294)
Operating Income	\$10,829	\$129,946

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (6%)	(\$650)	(\$7,797)
Insurance (7%)	(\$708)	(\$8,500)
Legal & Professional Fees (1%)	(\$125)	(\$1,500)
Management Fees (8%)	(\$866)	(\$10,396)
Taxes (24%)	(\$2,651)	(\$31,810)
water (6%)	(\$600)	(\$7,200)
Heat (12%)	(\$1,333)	(\$16,000)
Electric (1%)	(\$100)	(\$1,200)
Operating Expenses (65%)	(\$7,034)	(\$84,402)

Net Performance	Monthly	Annual
Net Operating Income	\$3,795	\$45,543
- Mortgage Payments	(\$2,128)	(\$25,537)
- Year 1 Improvements	(\$0)	(\$0)
= Cash Flow	\$1,667	\$20,006

Buy and Hold Projection

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Income	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Gross Rent	\$138,240	\$142,387	\$146,659	\$155,590	\$180,372	\$242,405	\$325,772
Vacancy Loss	(\$8,294)	(\$8,543)	(\$8,800)	(\$9,335)	(\$10,822)	(\$14,544)	(\$19,546)
Operating Income	\$129,946	\$133,844	\$137,859	\$146,255	\$169,550	\$227,860	\$306,225

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Cleaning & Maintenance	(\$7,797)	(\$8,031)	(\$8,272)	(\$8,775)	(\$10,173)	(\$13,672)	(\$18,374)
Insurance	(\$8,500)	(\$8,755)	(\$9,018)	(\$9,567)	(\$11,091)	(\$14,905)	(\$20,031)
Legal & Professional Fees	(\$1,500)	(\$1,545)	(\$1,591)	(\$1,688)	(\$1,957)	(\$2,630)	(\$3,535)
Management Fees	(\$10,396)	(\$10,708)	(\$11,029)	(\$11,700)	(\$13,564)	(\$18,229)	(\$24,498)
Taxes	(\$31,810)	(\$32,764)	(\$33,747)	(\$35,802)	(\$41,505)	(\$55,779)	(\$74,962)
water	(\$7,200)	(\$7,416)	(\$7,638)	(\$8,104)	(\$9,394)	(\$12,625)	(\$16,967)
Heat	(\$16,000)	(\$16,480)	(\$16,974)	(\$18,008)	(\$20,876)	(\$28,056)	(\$37,705)
Electric	(\$1,200)	(\$1,236)	(\$1,273)	(\$1,351)	(\$1,566)	(\$2,104)	(\$2,828)
Operating Expenses	(\$84,402)	(\$86,934)	(\$89,542)	(\$94,996)	(\$110,126)	(\$148,000)	(\$198,900)

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	\$45,543	\$46,910	\$48,317	\$51,259	\$59,424	\$79,860	\$107,326
- Mortgage Payments	(\$25,537)	(\$25,537)	(\$25,537)	(\$25,537)	(\$25,537)	(\$25,537)	(\$25,536)
- Improvements	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
= Cash Flow	\$20,006	\$21,373	\$22,780	\$25,722	\$33,887	\$54,323	\$81,790
Cap Rate (Purchase Price)	8.0%	8.3%	8.5%	9.0%	10.5%	14.1%	18.9%
Cap Rate (Market Value)	7.8%	7.8%	7.8%	7.8%	7.8%	7.8%	7.8%
Cash on Cash Return	12.6%	13.4%	14.3%	16.1%	21.3%	34.1%	51.3%
Return on Equity	11.6%	10.9%	10.3%	9.3%	7.9%	6.6%	5.9%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$585,040	\$602,591	\$620,669	\$658,468	\$763,345	\$1,025,871	\$1,378,685
- Loan Balance	(\$413,224)	(\$406,138)	(\$398,725)	(\$382,863)	(\$336,375)	(\$205,336)	(\$0)
= Equity	\$171,816	\$196,454	\$221,944	\$275,605	\$426,969	\$820,535	\$1,378,685
Loan-to-Value Ratio	70.6%	67.4%	64.2%	58.1%	44.1%	20.0%	0.0%
Potential Cash-Out Refi	(\$3,696)	\$15,676	\$35,743	\$78,064	\$197,966	\$512,774	\$965,080

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$171,816	\$196,454	\$221,944	\$275,605	\$426,969	\$820,535	\$1,378,685
- Selling Costs	(\$40,953)	(\$42,181)	(\$43,447)	(\$46,093)	(\$53,434)	(\$71,811)	(\$96,508)
= Proceeds After Sale	\$130,863	\$154,272	\$178,497	\$229,512	\$373,535	\$748,724	\$1,282,177
+ Cumulative Cash Flow	\$20,006	\$41,379	\$64,159	\$114,110	\$266,732	\$713,024	\$1,400,630
- Initial Cash Invested	(\$159,360)	(\$159,360)	(\$159,360)	(\$159,360)	(\$159,360)	(\$159,360)	(\$159,360)
= Net Profit	(\$8,491)	\$36,291	\$83,296	\$184,262	\$480,907	\$1,302,388	\$2,523,447
Internal Rate of Return	-5.3%	11.4%	16.7%	19.9%	20.4%	19.2%	18.6%
Return on Investment	-5%	23%	52%	116%	302%	817%	1,583%

Graphs

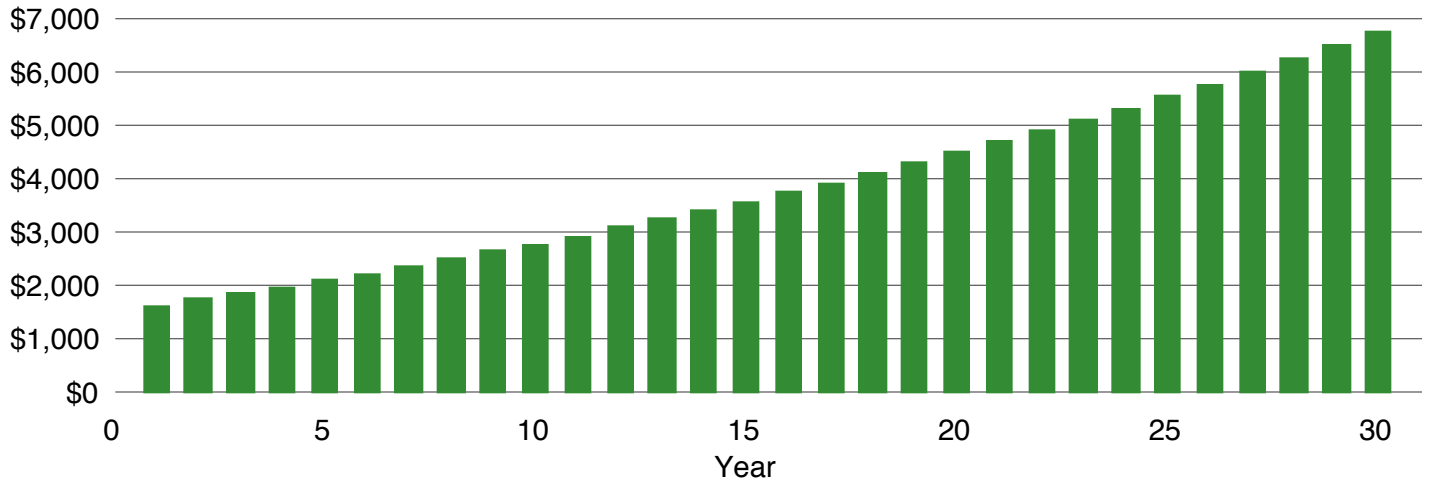
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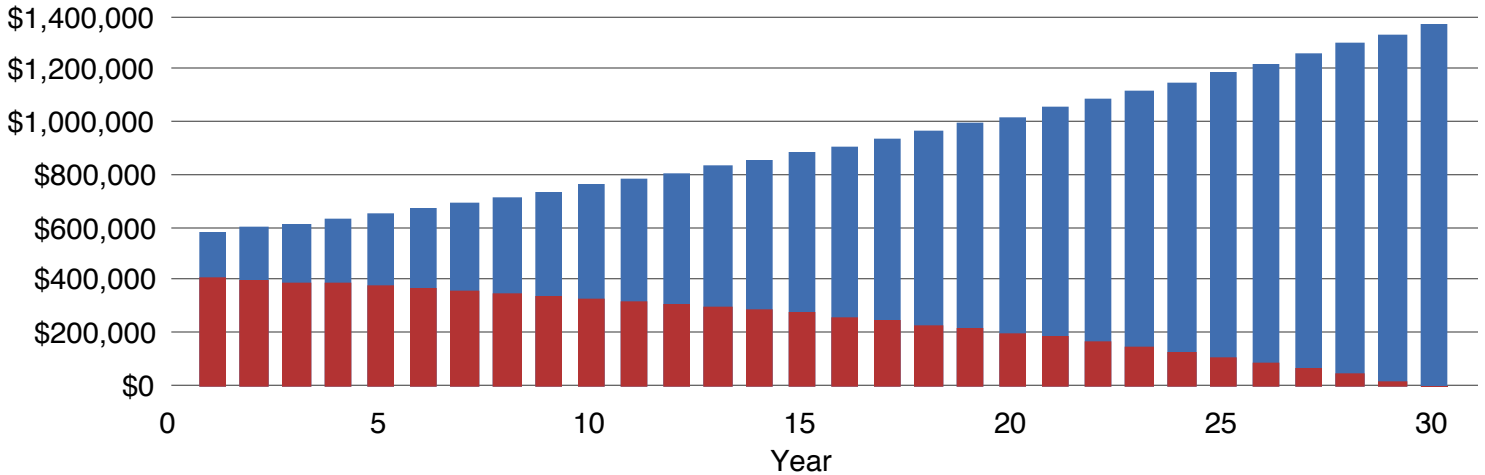
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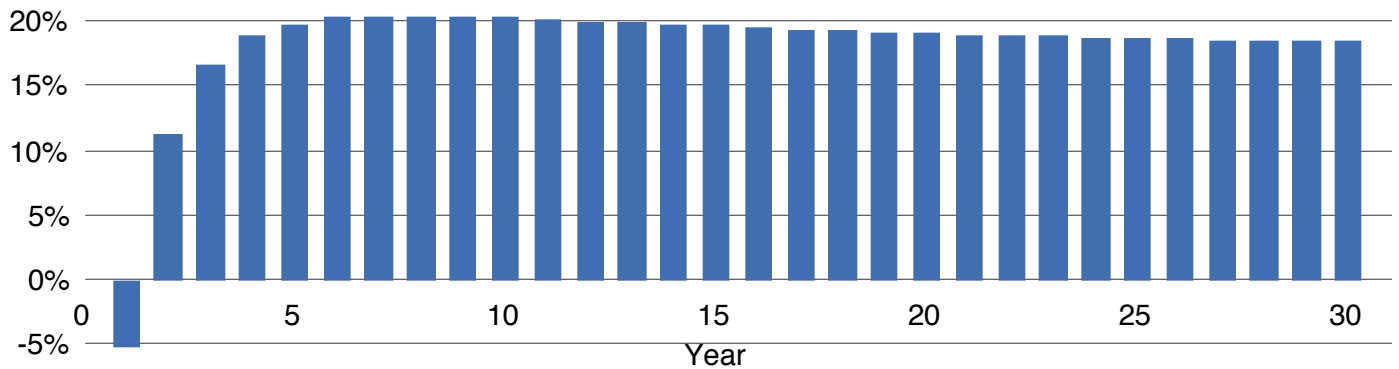
Monthly Cash Flow



■ Loan Balance + ■ Equity = Market Value



Internal Rate of Return (IRR)



Rent Roll

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Unit Description	Square Meters	Units of This Type	Rent (Per Unit)
1 bdrm	0	3	\$720 Per Month
Unit #1	0	13	\$720 Per Month
Totals for Year 1			
Total Number of Units			16
Total Area (Sum of Units)			0 Square Meters
Total Rent (Sum of Units)			\$11,520 Per Month, \$138,240 Per Year