

1659 Broadway
Pro Forma

Rent Roll

<u>Apt</u>	<u>Lease start</u>	<u>Type</u>	<u>2019</u>		<u>Proj</u>
1	2013	1BR	600		625
2	2015	1BR	600		625
3	2017	1BR	600		625
4	2017	1BR	575		625
5	2016	Studio	520		550
6	2013	1BR	600		625
Garages - 2 bays rented			250	3 bays rented	350
Monthly			3,745		4,025
Annually			44,940		48,300
5% Vacancy			(2,247)		(2,415)
Rental Income			42,693		45,885

	<u>2019</u>	<u>Proj</u>
Rental Income	42,693	45,885
Insurance	2,577	2,577
Taxes	8,160	8,160
Utilities	612	612
Trash	880	880
Repairs	1,500	1,500
Snow/grounds	1,000	1,000
Management @ 5%	2,135	2,294
Total Expenses	16,864	17,023
Net Income	25,829	28,862

Cap rate based on as-is NOI		Proj. cap rate @ \$269,900 price
9.57%	\$ 269,899	10.69%

The information contained herein has been supplied by the owner of the property and is deemed reliable; we have no reason to doubt the accuracy, but that is not guaranteed. All information should be verified by the buyer prior to purchase.