# RESIDENTIAL RENT ROLL

| UNIT | FLOOR | LAYOUT | SF | LXP | LEGAL RENT | IN-PLACE RENT | PROJECTED FREE MARKET RENT |
|---|---|---|---|---|---|---|---|
| 26-01 | 1 | 1BD \| 1BA | 600 | MTM | $1,734 | $1,725 | $2,800 |
| 26-01 | 2 | 2BD \| 2.5BA | 1,200 | MTM | $2,230 | $2,200 | $3,750 |
| 26-01 | 3 | 2BD \| 1BA | 720 | MTM | $2,330 | $2,100 | $3,200 |
| 26-03 | 1 | 1BD \| 1BA | 550 | MTM | $1,900 | $1,900 | $2,800 |
| 26-03 | 2 | 2BD \| 2BA | 1,000 | MTM | $2,230 | $2,200 | $3,500 |
| 26-03 | 3 | 2BD \| 2BA | 670 | MTM | $2,230 | $2,100 | $3,200 |
| 26-05 | 1 | 1BD \| 1BA | 600 | MTM | $1,730 | $1,600 | $2,800 |
| 26-05 | 2 | 2BD \| 2BA | 1,100 | MTM | $2,230 | $2,100 | $3,500 |
| 26-05 | 3 | 2BD \| 1BA | 720 | MTM | $2,230 | $2,100 | $3,200 |
| **TOTAL** | **9 UNITS** | **15BD \| 13.5BA** | | | **$18,844** | **$18,025** | **$28,750** |

# INCOME OVERVIEW

| | |
|---|---|
| Total Gross Income (Annual) | $216,300.00 |
| Credit / Vacancy Loss (3%) | -$6,489.00 |
| Total Effective Income (Annual) | $209,811.00 |

# EXPENSES

| TYPE | 26-01 2nd Street | 26-03 2nd Street | 26-05 2nd Street |
|---|---|---|---|
| Property Taxes | $2,423.44 | $2,423.44 | $2,423.44 |
| Insurance | $3,632.00 | $3,632.00 | $3,632.00 |
| Heat | Tenant | Tenant | Tenant |
| Electric | Tenant | Tenant | $700.00 |
| Water & Sewer | $2,500.00 | $2,500.00 | $2,500.00 |
| Repairs, Maintenance & Super | $1,200.00 | $1,200.00 | $1,200.00 |
| **Total Expenses** | **$9,755.44** | **$9,755.44** | **$10,455.44** |
| **Combined Total Expenses** | **$29,966.32** | | |

# INVESTMENT OVERVIEW

| TYPE | $/SF | In-Place | Projected |
|---|---|---|---|
| PGI | $35.11 | $216,300.00 | $345,000.00 |
| Vacancy (3%) | -$1.05 | -$6,489.00 | -$10,350.00 |
| EGI | $34.06 | $209,811.00 | $334,650.00 |
| **NOI** | **$29.20** | **$179,844.68** | **$304,683.68** |