

26 Bohac Street, Swoyersville

Offering Price: \$429,000.00

Units Total	Unit Name	Tenant Name	BD/BA	Current Rents	Projected Rents
5	1	Occupied	1/1	\$950.00	\$1,050.00
	2	Occupied	1/1	\$799.00	\$1,050.00
	3	Occupied	1/1	\$950.00	\$1,050.00
	4	Occupied	2/1	\$895.00	\$1,150.00
	5	Occupied	1/1	\$1,000.00	\$1,050.00
		Total Per Month		\$4,594.00	\$5,350.00
		Total Per Year		\$55,128.00	\$64,200.00
		Expenses		Current Rents	Projected Rents
		Taxes		\$2,029.00	\$2,029.00
		Insurance		\$2,850.00	\$2,850.00
		Electricity		\$400.00	\$400.00
		Gas/Heat		\$3,700.00	\$3,700.00
		Water/Sewer		\$1,700.00	\$1,700.00
		Repairs and Maintenance (5%)		\$2,712.00	\$3,210.00
		Vacancy (5%)		\$2,712.00	\$3,210.00
				\$16,103.00	\$17,099.00
		Current Rents Yearly NOI:		\$39,025.00	Projected Rents Yearly NOI: \$47,101.00
		Current Rents Cap Rate:		9.10%	Projected Rents Cap Rate: 10.98%
<i>*All information subject to change.</i>					