1086 E Main Street · Bridgeport, CT

Mixed-Use · 12 Unit · Rent Schedule

Unit / Tenant	Actual Rent (Mo.)	Pro Forma Rent (Mo.)	Actual Annual	Pro Forma Annual
RESIDENTIAL				
Unit 1 – 1 Bed / 1 Bath	$1,350	$1,500	$16,200	$18,000
Unit 2 – 4 Bed / 1 Bath	$2,500	$2,800	$30,000	$33,600
Unit 3 – 4 Bed / 1 Bath	$2,200	$2,700	$26,400	$32,400
Unit 4 – 4 Bed / 1 Bath	$2,500	$2,700	$30,000	$32,400
Unit 5 – 3 Bed / 1 Bath	$1,800	$2,100	$21,600	$25,200
Unit 6 – 3 Bed / 1 Bath	$1,600	$2,100	$19,200	$25,200
Residential Subtotal	**$11,950**	**$13,900**	**$143,400**	**$166,800**
COMMERCIAL				
Deli (3 Units)	$4,200	$4,200	$50,400	$50,400
Pizza Shop	$1,975	$1,975	$23,700	$23,700
Hair Salon	$1,400	$1,400	$16,800	$16,800
Barber Shop	$1,400	$1,400	$16,800	$16,800
Commercial Subtotal	**$8,975**	**$8,975**	**$107,700**	**$107,700**
GROSS REVENUE	**$20,925**	**$22,875**	**$251,100**	**$274,500**

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