

Cap Rate Analysis - Provo 6-Plex, 441 S 500 E

NOI Calculation	
Annual Revenue	74580
Vacancy Rate	3%
Vacancy Loss	2237.4
Expenses	16839
Net Operating Income	55503.6

Revenue					
Monthly Rent	Annual Rent	Unit Count	Unit Mix	Market Rents	
983	58980	5	1 bed / 1 bath	1100	
1300	15600	1	2 bed / 1 bath	1300	
Total Revenue	74580	6	Total Revenue	81600	

Cap Rates	Price	Notes
5.85%	\$ 949,000	As is
6.08%	\$ 949,000	As is, no vacancy
6.50%	\$ 949,000	Pro Forma
6.78%	\$ 949,000	PF, no vacancy
7.47%	\$ 949,000	PF, no vac or PM

2025 Expenses	
City bill	6795
Gas	1717
Dumpster	1236
Pest	300
Property Management	0
Taxes	3444
Insurance	1638
Maintenance	1709
Total	16839

Pro Forma Expenses	
City bill	6795
Gas	1717
Dumpster	1236
Pest	300
Property Management	6528
Taxes	3444
Insurance	1638
Maintenance	1709
Total	23367

Unit #s	Rents
439	1015
441	900
443 (2-bed)	1300
445	950
447	950
449	1100
Total	6215
Average	1036

Utility Analysis	
Ave cost/unit/mo	135
Tenant payment	85

*Tenant payment is Pro Forma

Pro Forma Analysis	
Rent Revenue	81600
Utility Revenue	6120
Total Revenue	87720
Total Expenses	23367
Less Vacancy	2631.6
Pro Forma NOI	61721.4

Notes

City bill includes power, sewer, water.
 Gas bill: 55% of combined gas bill.
 1 dumpster, cost 206/mo, split between 2 6-plex buildings.
 Internet: paid by tenants.
 Taxes: might be year 2024.
 Insurance: half of the bill since current policy includes both 6-plexes.
 Competing units: tenants pay electric, sometimes gas.

Assumes property management of 8%.
 Utilities are separately metered.