

INCOME AND EXPENSE REPORT - MULTIFAMILY

430 Macdade Blvd Collingdale - Collingdale Arms

8-Unit Apartment Building (2-Basement Units Approved)

									Comments
Unit #	Tenant Name	6-Residential Leases	NRSF	Start Date	End Date	Last Mo Rent	Security Deposit	Monthly Rent	(Rent Escalations, Extension Options, Reimbursements, Early Termination, % of Sales, etc.)
1	One Bd, One Bth-1st Fl Rear	One Bd, One Bth-1st Fl Rear	450			N/A		\$ 1,300.00	Section 8 Tenant
2	Tina Marie Curry	Two Bd, One Bth -1st FL Front	625			N/A		\$ 1,550.00	
3	Rose Karmoh	One Bd, One Bth-1st Fl Front	375			N/A		\$ 1,300.00	Section 8 Tenant
4	Patricia Jones	Two Bd, One Bth -1st FL side	875			N/A		\$ 1,510.00	
5	Lashanna Philson	Three Bd, Two Bth	950			N/A		\$ 1,925.00	
6	Anita Johnson	Two Bd, One Bth	600			N/A		\$ 1,400.00	
7	Blair Sorden	Efficiency One bath-Basement	350			N/A		\$ 500.00	Market Rent \$900
8	Kyle Werner	Efficiency One bath-Basement	350			N/A		\$ 900.00	
**	Coin Operated Laundry								**Just Installed
						>>		\$ 10,385.00	

GROSS ANNUAL INCOME:

Rental Income	>>	\$ 124,620.00
Vacancy Allowance 5%	>>	\$ 6,231.00
Gross Income	>>	\$ 118,389.00

ANNUAL EXPENSES:

Taxes		\$	15,343.00
Insurance		\$	5,200.00
Combined Utilities (Water)		\$	3,700.00
Common Electric		\$	1,200.00
Trash		\$	1,800.00
Heat			Tenant/Electric
Landscape/Snow Removal		\$	2,000.00
Capital Reserve	4%	>> \$	4,984.80
Maintenance	5%	>> \$	6,231.00
Sewer		>> \$	2,150.00
Annual COO		\$	450.00
Misc.			
Misc.			
Misc.			
Misc.			
Total Expenses		>> \$	43,058.80

Net Operating Income	>>	\$ 75,330.20
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BUYER'S FINANCING CRITERIA:

Purchase Price:	\$	899,000.00
Down Payment: >> 25%	\$	224,750.00
Amount Financed:	\$	674,250.00
Annual Principal and Interest:	\$	55,901.69
Debt Coverage Ratio	1.25 \$	69,877.11
NOI:	\$	75,330.20
Less P&I:	\$	55,901.69
ROI:	\$	19,428.51
Cash on Cash Return:		8.6%
6.75% - 25 Year Amortization		
Monthly Cash on Cash:	\$	1,619.04
Income Per Door (input # of doors)	\$	269.84

*Remarks:

- *Everything brand new inside and out of building
- *New Roof, Mechanicals, Water Lines, Electrical Lines, all Units Renovated
- *Parking Lot Repaired, Paved, and Striped in 2023
- *All Units with Granite Counters, Stainless Steel Appliances, & LVT
- *No Capital Expense Items for New Ownership
- *Coin operated washer/dryer
- *2 basement units are framed out and plumbing/electrical ready

* This information has been obtained from sources believed reliable.
While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is
Buyer/Lessee responsibility to independently confirm its accuracy and completeness.

\$899,000.00

8.4%