

Address: 123 Court Street Binghamton NY 13901	CURRENT	28.800 SF - 10 Units
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<u>Income:</u>	<u>Monthly</u>	<u>Annually</u>	<u>Notes</u>
Commercial Retail Space	\$ 5,000.00	\$ 60,000.00	3 Year Lease (2026-2029)
2A/3A (8 Bedrooms 4 Bathrooms)	\$ 6,000.00	\$ 72,000.00	\$750 Per Bedroom (Split level apartment, spiral staircase interior. Entrance door on levels 2 and 3)
2B (6 Bedrooms 3 Bathrooms)	\$ 4,800.00	\$ 57,600.00	\$800 Per Bedroom
2C (4 Bedrooms 2 Bathrooms)	\$ 3,300.00	\$ 39,600.00	\$825 Per Bedroom
2D (4 Bedrooms 2 Bathrooms)	\$ 3,000.00	\$ 36,000.00	\$750 Per Bedroom
3B (10 Bedrooms 4 Bathrooms)	\$ 8,250.00	\$ 99,000.00	\$825 Per Bedroom
3C (4 Bedrooms 2 Bathrooms)	\$ 2,940.00	\$ 35,280.00	\$735 Per Bedroom
4A (4 Bedrooms 2 Bathrooms)	\$ 3,200.00	\$ 38,400.00	\$800 Per Bedroom
4B (10 Bedrooms 4 Bathrooms)	\$ 7,500.00	\$ 90,000.00	\$750 Per Bedroom
4C (4 Bedrooms 2 Bathrooms)	\$ 2,800.00	\$ 33,600.00	\$700 Per Bedroom
TOTAL INCOME:	\$ 46,790.00	\$ 561,480.00	

<u>Expenses:</u>	<u>Monthly</u>	<u>Annually</u>	<u>Notes</u>
A: Taxes:	\$ 3,865.40	\$ 46,384.82	GIS showing \$23,231.36 for School, and \$23,153.46 for City)
B: Insurance:	\$ 2,000.00	\$ 24,000.00	
C: Common Area Utilities (Electric):	\$ 850.00	\$ 10,200.00	Estimated common area utilities for lighting and electric heat in hall ways
C1: In Unit Utilities:	\$ -	\$ -	Students paying their own utilities
C2: In Unit Utilities (Water and Sewer):	\$ 574.17	\$ 6,890.00	Paid by Landlord
D: Repairs and Maintenance:	\$ 871.67	\$ 10,460.00	
E: 5% Vacancy:	\$ 2,339.50	\$ 28,074.00	
F: 5% Management:	\$ 2,339.50	\$ 28,074.00	
G: Contract Services	\$ 330.58	\$ 3,967.00	Dumpster, Pest Control, Security System, etc.
TOTAL EXPENSES:	\$ 13,170.82	\$ 158,049.82	

	<u>Monthly</u>	<u>Annually</u>	
TOTAL INCOME:	\$ 46,790.00	\$ 561,480.00	
TOT. EXP.:	\$ 13,170.82	\$ 158,049.82	
	<u>Monthly</u>	<u>Annually</u>	
NOI:	\$ 33,619.18	\$ 403,430.18	
7 CAP	\$ 5,763,288.29		
7.5 CAP	\$ 5,379,069.07		
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