

1058-1062
EAST MAIN

PRO
FORMA

Gross Rent	\$97,800
Vacancy	\$2,530
Taxes	\$10,839
Insurance	\$7,500
Water	\$2,632
Refuse	\$1,800
Utilities	\$3,600
Maintenance	\$2,265
Total Expenses	\$31,166
Net Operating Income	\$66,634
Cap Rate	10.2%



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RENT ROLL

Store Front (Church)	\$800
Store Front (Hair Salon)	\$900
Unit 1 (1 bed)	\$800
Unit 2 (1 bed)	\$750
Unit 3 (1 bed)	\$550
Unit 4 (1 bed)	\$650
Unit 5 (1 bed)	\$750
Unit 6 (1 bed)	\$750
Unit 7 (1 bed)	\$800
Unit 8 (1 bed)	\$800
Garage	\$600
Total	\$8,150

