2218	N State St								
RENT RO	LL CURRENT REN	т			RENT ROI	LL MARKET RE	NT		
	<u>n</u>	nonthly					monthly		
<u>Unit</u> TOTALS	type n 1 2 bed/1 bath 2 bed/1 bath 3 2 bed/1 bath 4 2 bed/1 bath	ent \$1,200 \$750 \$1,150 \$925 \$4,025	annual rent \$14,400 **Vaca \$9,000 \$13,800 \$11,100 \$48,300	ant will be rented Q1 2025	<u>Unit</u> TOTALS	type 1 2 bed/1 bat 2 2 bed/1 bat 3 2 bed/1 bat 4 2 bed/1 bat	h \$1,200 h \$1,200	\$14,400 \$14,400 \$14,400	
		<i>••••</i>	• • • • • • • • • • • • • • • • • •				+ ,		
TOTAL IN					TOTAL IN				
	tential Rent			\$48,300		ential Rent			\$57,600
5% Vacar	,			\$2,415	5% Vacan	,			\$2,880
Net Rent				\$45,885	Net Rent				\$54,720
	me: Laundry			\$0		ne: Laundry			\$0
	me: Parking			\$0 4 car heated garage, 1 car					\$4,800 4 car heated garage, 1 car garage, 4 su
	me w/s pass throug			\$0		ne w/s pass thr			\$2,522
	me: Trash pass sth	0		\$0		ne: Trash pass	0		\$0
GROSS A	DJUSTED OPERATI	NG INCOME		\$45,885	GROSS AI	DJUSTED OPER/	ATING INCOMI	E	\$62,042
EXPENSE	S				EXPENSES	S			
Taxes			\$4,492 Actual	2023	Taxes			\$4,492	Actual 2023
Insurance	e - Property		\$1,800 2022 A	Actual Per Seller	Insurance	- Property		\$1,800	2022 Actual Per Seller
Snow/La	wn		\$1,350 ESTIM	ATE: \$150/mo-winter, \$75/mo-sum	r Snow/Lav	vn		\$1,350	ESTIMATE: \$150/mo-winter, \$75/mo-summer
Gas Com	mon		\$0 ACTUA	L - Per WE Energies	Gas Comr	mon		\$0	ACTUAL - Per WE Energies
Common	1 Electric		\$0 ACTUA	L - Per WE Energies	Common	Electric		\$0	ACTUAL - Per WE Energies
Water/Se	ewer/Fire		\$2,522 ACTUA	L - Per ater Works	Water/Se	wer/Fire		\$2,522	ACTUAL - Per ater Works
Trash			\$0 Include	ed in taxes	Trash			\$0	Included in taxes
Supplies			\$720 Estima	te \$15/mo/unit	Supplies			\$720	Estimate \$15/mo/unit
Maintena	ance		\$1,680 Estima	te \$35/mo/unit	Maintena	nce		\$1,680	Estimate \$35/mo/unit
PM			\$2,294 5% Gro	oss Potential Rent	PM			\$2,736	5% Gross Potential Rent
Total Exp	oense		\$14,858		Total Exp	ense		\$15,300	
NOI			\$31,027		NOI			\$46,742	
t \$397,!	500 PP								

At \$397,500 PP OPEX PERCENTAGE OF INCOME (Current): Cap Rate at 397.5K - Current rent Cap Rate at \$397.5K - Market rent DSCR: 75% LTV @ 6.75% Note Amount: 75% list
Cap Rate at 397.5K - Current rent Cap Rate at \$397.5K - Market rent DSCR: 75% LTV @ 6.75%
Cap Rate at \$397.5K - Market rent DSCR: 75% LTV @ 6.75%
Cap Rate at \$397.5K - Market rent DSCR: 75% LTV @ 6.75%
DSCR: 75% LTV @ 6.75%
DSCR: 75% LTV @ 6.75%
Note Amounts 750/ list
Note Amount. 75% list
Annual Debt Pmt: 70% LTV @ 6.95% - Current rent



