

**Proforma - The Five Greenwich - 63 Church St**

<b>Income</b>	<b>Monthly</b>	<b>Yearly</b>	<b>Notes</b>
<b>63 Church St Front</b>			
Unit 1F	\$15,000	\$180,000	Furnished
<b>63 Church St Back</b>			
Unit 1R	\$10,000	\$120,000	Furnished
Unit 1L	\$8,000	\$96,000	Furnished
Unit 2R	\$10,000	\$120,000	Furnished
Unit 2L	\$9,000	\$108,000	Furnished
<b>Gross Operating Income</b>	<b>\$52,000</b>	<b>\$624,000</b>	
<b>Expenses</b>			
Property Tax	\$4,167	\$50,000	Est
Property Insurance	\$300	\$4,869	
Water Bill	\$300	\$3,600	
Landscaping	\$150	\$1,800	
Electric Bill	\$150	\$1,800	
Gas Bill	\$25	\$300	
Cap Ex Reserve	<b>2%</b> \$1,040	\$12,480	
Vacancy Reserve	<b>3%</b> \$1,560	\$18,720	
<b>Total Expenses</b>	<b>\$7,692</b>	<b>\$93,569</b>	
<b>Net Operating Income</b>		<b>\$530,431</b>	
<b>Cap Rate Pricing</b>	5.3%	<b>\$10,000,000</b>	