

23rd Stree Pro Forma

Price \$ 1,800,000.00
Units 14
Cost per Unit \$ 128,571.43
Cap Rate 0.08

	Unit Type	# of Units	Rent/Unit	Monthly	Yearly	% of Income
Income	Studio	14	\$ 1,100.00	\$ 15,400.00	\$ 184,800.00	
Total Income				\$ 15,400.00	\$ 184,800.00	
Expenses	Utilities			600	7200	4%
	Insurance			200	2400	1%
	Taxes			469	5628	3%
	Repairs			400	4800	3%
	Misc			50	600	0%
	Management			\$ 1,463.00	\$ 17,556.00	10%
	Vacancy			\$ 770.00	9240	10%
Total Expenses				3952	47424	26%
Net				\$ 11,448.00	\$ 137,376.00	