

131 William St, Englewood, NJ 07631

Annual Expenses

2024 Property Tax	\$16,251.00
2024 Water & Sewage	\$1,800.00
2024 Insurance	\$4,500.00

2024 Total Annual Exp = \$22,551.00

326 Broad Street Rent Roll

Unit Number	Lease Term	Market Rate		2024	
		Potential Rent	Total	Rent	Total
Apt 1 (1Bd)	1 Year	\$1,800.00	\$1,800.00	\$1,573.00	\$1,573.00
Apt 2 (2Bd)	1 Year	\$2,400.00	\$2,400.00	\$2,200.00	\$2,200.00
Apt 3 (2Bd)	1 Year	\$2,400.00	\$2,400.00	\$2,200.00	\$2,200.00
Apt 4 (2Bd)	1 Year	\$2,400.00	\$2,400.00	\$1,676.00	\$1,676.00
Apt 5 (2Bd)	1 Year	\$2,400.00	\$2,400.00	\$2,080.00	\$2,080.00
Parking Spot Rents		\$450.00	\$450.00	\$375.00	\$375.00
			\$11,850.00		\$10,104.00
	Annual Rent =	\$11,850.00	\$142,200.00	\$13,000 / MO =	\$121,248.00

2024 Signed Lease Amount=	\$121,248.00	Cap Ex - \$22,551.00	NOI \$98,697.00
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Annual Market Rent =	\$142,200.00	- \$22,551.00	\$119,649.00
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AS-IS RENTS \$131,050.00 / \$1,300,000.00 INVESTMENT = 6.64 % CAP RATE ANNUALLY
PRO FORMA \$119,649.00 / \$1,300,000.00 INVESTMENT = 9.2% CAP RATE ANNUALLY

\$1,300,000.00 Investment

As-Is	0.07592076923	7.59%
Pro Forma	0.09203769231	9.20%

NOTE: The figures presented here are not intended as financial advice. All figures are estimates and provided to the best of the seller's knowledge.