

240 Grand Street - Income and Expense Summary

Income Breakdown

Unit	Monthly Rent	Annual Rent
1	\$2,350	\$28,200
2	\$1,600	\$19,200
3	\$2,250	\$27,000
4	\$1,925	\$23,100
5	\$2,125	\$25,500
6	\$2,125	\$25,500
Total	\$12,375	\$148,500

Expense Breakdown

Expense Category	Annual Cost
Property Taxes	\$26,431.27
Insurance	\$8,000
Water and Sewer	\$6,459
Sanitation	\$1,923
Repairs and Maintenance	\$7,500
Total Expenses	\$50,313.27

Investment Summary

Asking Price	\$1,250,000
Gross Annual Income	\$148,500
Net Operating Income	\$98,186.73
Cap Rate	7.85%