

69 Hague Street – Rent Roll & Financial Summary

Rent Roll

Unit	Status	Rent	Bedrooms	Notes
1	Vacant	\$2,360	2	Market Rate Estimate
2	Vacant	\$1,755	2	Market Rate Estimate
3	Occupied	\$1,072	2	Current Rent
4	Occupied	\$1,131	1	Current Rent
5	Vacant	\$1,446.90	1	Market Rate Estimate
6	Vacant	\$1,123	1	Potential Carrying Estimate
7	Occupied	\$1,141	1	Current Rent
8	Occupied	\$1,208.56	2	Current Rent

Pro Forma (Fully Occupied)

Monthly Rental Income: \$11,237.46

Annual Gross Income: \$134,849.52

Annual Expenses: \$23,830.40

Net Operating Income (NOI): \$111,019.12

Cap Rate (at \$1.9M): 5.84%

Return on Investment (ROI): 5.84%

Current (Units 1, 2, 5, 6 Vacant)

Monthly Rental Income: \$4,552.56

Annual Gross Income: \$54,630.72

Annual Expenses: \$23,830.40

Net Operating Income (NOI): \$30,800.32