

1549 Selwyn Avenue Summary					Lease From	Lease To
<b>Gross Income</b>						
Total Units				<b>4</b>		
Monthly Rent						
Office (Medical)			\$2,706.08		09/08/2020	08/31/2025
Unit#1 - 4 Bedroom, 1.5 Bath			\$3,000		12/01/2023	11/30/2024
Unit#2 - 1.5 Bedroom, 1 Bath			1,960		01/01/2024	07/31/2024
Unit#3 - 2 Bedroom, 1.5 Bath			\$2,885		07/01/2024	06/30/2025
Office Expense Reimbursement			\$150			
Parking - 4 Spaces Available			\$610		3 Spaces Rented 1 Vacant	
Total Monthly Income			<b>\$11,311.08</b>			
Vacancy (2%)			-\$226.22			
<b>Total Annual Gross Income</b>			<b>\$133,018.32</b>			
<b>Expenses</b>						
Taxes 2024 (Estimated)			\$2,806.96			
Insurance			\$3,750			
Management 3% Of GOI			\$3,990.54			
Water			\$3,500			
Electric			\$1,500			
Heating			\$3,500			
Repair & Maintenance			\$1,500			
<b>Total Annual Expenses</b>			<b>\$20,547.50</b>			
Expenses per ur			\$5,136.88			
<b>NOI</b>			<b>\$112,470.82</b>			