

25 Hartford St, Rumford

Unit #	Rents	Bedroom	Lease	Projection
Beauty Salon	\$981		Yes	\$1,000
Restaurant	\$1,500		Vacant	\$1,500
101	\$475	Studio	No	\$550
103	\$450	1	No	\$700
104	\$550	Studio	No	\$550
105	\$550	Studio	No	\$550
107	\$390	Studio	No	\$550
108	\$675	1	No	\$700
109	\$675	1	No	\$700
110	\$650	1	No	\$700
111	\$700	1	No	\$700
202	\$700	1	No	\$700
203	\$500	Studio	No	\$550
204	\$600	1	No	\$700
206	\$600	1	No	\$700
208	\$650	1	No	\$700
211	\$675	1	No	\$700
212	\$375	Studio	No	\$550
214	\$650	1	No	\$700
216	\$625	1	No	\$700
217	\$575	1	No	\$700
220	\$375	Studio	No	\$550
221	\$600	1	No	\$700
223	\$625	1	No	\$700
302	\$575	1	No	\$700
303	\$550	Studio	No	\$550
304	\$500	Studio	No	\$550
305	\$475	Studio	No	\$550
306	\$495	Studio	No	\$550
309	\$675	1	No	\$700
310	\$550	Studio	No	\$550
311	\$550	1	No	\$700
314	\$625	1	No	\$700
316	\$575	1	No	\$700
317	\$690	1	No	\$700
320	\$375	Studio	No	\$550
321	\$650	1	No	\$700
323	\$475	Studio	No	\$550
Total				Total
	\$22,906			\$25,600
	\$274,872			\$307,200

Expenses

MGT 8%	\$21,989		
Repairs + Reserves 5%	\$10,994		
Vacancy 3%	\$8,244		
Electric	\$16,447		
Water/Sewer	\$19,834		
Oil	\$28,702		
Trash	\$5,449		
Internet	\$1,183		
Alarm phone	\$1,398		
Insurance	\$28,958		
Tax	\$13,658		
Total	\$156,856		
NOI	\$118,016		\$150,344
Price	\$1,275,000		
Cap Rate	9.25%		11.79%