

Cash Flow for 1223 N St NW Washington DC 20005

Unit 1 , Unit 3 and Unit 5 are 1 bedroom 1 bath

Unit 2 Unit 4 and Unit 6 are 2 bedroom 1 bath

Lease Option

1 Bedroom starting at 2100.00 a month = 75,600 annually

2 Bedroom starting at 2600.00 a month = 93,600 annually

Total cash flow = 169,200.00 annually

Comparable sales price

1 Bedroom 399k

2 Bedroom 774k

Total value

3- 1 Bedroom units at 399k is 1,197,000.00 One Million One Hundred Ninety Seven Dollars

3- 2 Bedroom units at 774k 2,322,000. Two Million Three Hundred Twenty Two Dollars

Total value 3,519,000.00 Three Million Five Hundred Nineteen Dollars