141 Ferris Income (12/1/23-11/30/24) & Potential Parking/Garage Income

INCOME:							
	MONTHLY RENT	ANNUAL	Lease Dates:	Lease			Potential Annual
Apt #1:	1478.05	17736.6	10/1/23-9/30/25	ETPA	**********	**********	
Apt #2:	1301.36	15616.32	11/1/24-10/31/26	ETPA	TOTAL Apartment Rent INCOME:	156260	156260
Apt #3:	748.08	8976.96	2/1/24-1/31/26	R.C.	Parking potential :	26,400	48,300
Apt #4:	1044.27	12531.24	11/1/24-10/31/26	ETPA		182,660	204560
Apt #5:	1773.04	21276.48	5/1/24-4/30/26	ETPA	**********	**********	
Apt #6:	1277.10	15325.20	11/1/24-10/31/26	ETPA	Less annual expenses:	60709	60709
Apt #7:	1090.92	13091.04	11/1/24-10/31/26	ETPA	Amt avail for debt service and/ or income	121951	143851
Apt #8:	1773.34	21280.08	5/5/24-5/4/25	ETPA			
Apt #9:	1028.26	12339.12	11/1/24-10/31/26	ETPA			
Apt #10:	999.21	11990.52	5/1/24-4/30/26	ETPA			
Apt #11:	508.04	6096.48	4/1/24-3/31/26	R.C.			
Total Rents	13021.67	156260.04					
**********	**********	**********	**********	**********	**********	**********	**********
Other Income Opportunities:		**Potential Monthly**	Potential Annual				
Double Garage	400	**1000**	12000				
Middle Bldg & left bldg	1000	**1500**	18000				
11 Parking spaces	775	**1525**	18300				
	2175	**4025**	48300				
**********	**********	**********	**********	**********	**********	**********	**********
Annual Expenses:							
Taxes	**27,486.**						
Utilities (gas & elect)	**12,298**						
Maint & repairs, inc snow removal; halls cleaning	**3,966.**						
Insurance	**13,719.**						
Fees approx: (ETPA, WP Lic fee; fire inspect f , Etc)	**500.**						
Water	2,740						
Total Expenses	60709						