

**2276 N 94th St, Wauwatosa, WI**

RENT ROLL	CURRENT		
Unit	type	monthly rent	annual rent
1	Studio	\$750	\$9,000
2	Studio	\$895	\$10,740
3	Studio	\$850	\$10,200
4	Studio	\$820	\$9,840
<b>TOTALS</b>		<b>\$3,315</b>	<b>\$39,780</b>

**TOTAL INCOME**

Gross Potential Rent	\$39,780
5% Vacancy Loss	\$1,989
<b>Net Rent</b>	<b>\$37,791</b>
Add Income: Laundry	\$0 NA
Add Income: Parking	\$0
Add Income w/s pass through	\$1,064 Actual 2025 Per Seller
<b>GROSS ADJUSTED OPERATING INCOME</b>	<b>\$38,855</b>

**EXPENSES**

Taxes	\$7,559 Actual 2025
Insurance - Property	\$1,900 Estimate: \$475/unit
Snow/Lawn	\$101 Actual 2025 Per Seller
Gas Common	\$2,140 Actual Per WE Energies
Common Electric	\$0 Actual Per WE Energies
Water/Sewer/Fire	\$1,905 ACTUAL - Per Water Works
Trash	\$0 Carts Included in Muni Exp
Supplies	\$720 Estimate \$15/mo/unit
Maintenance	\$1,680 Estimate \$35/mo/unit
PM	\$1,890 5% Gross Potential Rent
<b>Total Expense</b>	<b>\$17,894</b>

**NOI \$20,961**

**At \$498,000 PP**

OPEX PERCENTAGE OF INCOME (Current ):	46.1%
Cap Rate at \$498K - Current rent	4.21%
Cap Rate at \$498K - Market rent	6.57%
DSCR: 75% LTV @ 6.0% Current	0.723
Note Amount: 75% list	\$375,000
Annual Debt Pmt: 75% LTV @ 6.0% - Current rent	\$28,994

RENT ROLL	MARKET RENT		
Unit	type	monthly rent	annual rent
1	Studio	\$1,025	\$12,300
2	Studio	\$1,025	\$12,300
3	Studio	\$1,025	\$12,300
4	Studio	\$1,025	\$12,300
<b>TOTALS</b>		<b>\$4,100</b>	<b>\$49,200</b>

**TOTAL INCOME**

Gross Potential Rent	\$49,200
5% Vacancy Loss	\$2,460
<b>Net Rent</b>	<b>\$46,740</b>
Add Income: Laundry	\$0
Add Income: Parking	\$2,400 2 garage spaces at \$100/mo ea
Add Income w/s pass through	\$1,905
<b>GROSS ADJUSTED OPERATING INCOME</b>	<b>\$51,045</b>

**EXPENSES**

Taxes	\$7,559 Actual 2025
Insurance - Property	\$1,900 Estimate: \$475/unit
Snow/Lawn	\$101 Actual 2025 Per Seller
Gas Common	\$2,140 Actual Per WE Energies
Common Electric	\$0 Actual Per WE Energies
Water/Sewer/Fire	\$1,905 ACTUAL - Per Water Works
Trash	\$0 Carts Included in Muni Exp
Supplies	\$720 Estimate \$15/mo/unit
Maintenance	\$1,680 Estimate \$35/mo/unit
PM	\$2,337 5% Gross Potential Rent
<b>Total Expense</b>	<b>\$18,342</b>

**NOI \$32,703**