

401 N 2nd St, Harrisburg, PA

Income and Expense Projections

Projected Rent Rolls		
Unit #	Marketed Monthly Rent	Occupied?
1	\$ 820.00	
2	\$ 617.50	
3	\$ 520.00	
4	\$ 1,070.00	
5	\$ 510.00	
6	\$ 570.00	
7	\$ 432.50	
8	\$ 387.50	
9	\$ 540.00	Yes
10	\$ 1,800.00	
11	\$ 585.00	
12	\$ 355.00	Yes
13	\$ 458.50	
14	\$ 1,767.50	
Total:	\$ 10,433.50	
Annual:	\$ 125,202.00	

Projected Expenses		
Type	Monthly	Annual
Electric	\$ 1,000.00	\$ 12,000.00
Gas	\$ 200.00	\$ 2,400.00
Water/Sewer	\$ 200.00	\$ 2,400.00
Wifi	\$ 200.00	\$ 2,400.00
Insurance	\$ 400.00	\$ 4,800.00
Taxes	\$ 1,500.00	\$ 18,000.00
Cleaning	\$ 200.00	\$ 2,400.00
Totals:	\$ 3,700.00	\$ 44,400.00

Projected Monthly Net	\$ 6,733.50
Projected Annual Net	\$ 80,802.00

These projections are estimates only and are not guaranteed. They are based on the building's structure, current lease terms, anticipated occupancy levels, and comparable market performance. Actual income and expenses may vary depending on leasing activity, tenant turnover, market conditions, and operating costs.

These expenses also do not include repairs, reserves for capital expenditures, management fees, etc.