



**Bob Burton**  
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### 144 Reamer St. (Tuttle Mansion) Financial Summary

**Income:**

Apartment Rents: \$2040 + \$1450 + \$2150 + \$1920 = \$7560/mo.

Visions Salon Rent: \$4868/mo.

Monthly Gross Income \$12,428/mo.

**Annual Gross Income: \$149,136**

**Annual Expenses (2023):**

Landscape	\$5489
Management	\$6123
Water	\$4350
Pest Control	\$489
Garbage	\$471
Janitorial	\$119
Insurance	\$7483
Repairs (reserve)	\$500
Taxes (est. at \$2,100,000 sale)	\$25,060

**Total Expenses: \$50,084**

**Annual Net Operating Income: \$99,052**

**Market Calculations:**

<u>GRM</u>	<u>Price</u>	<u>Cap Rate</u>
12	\$1,789,632	5.5
13	\$1,930,000	5.1
14	\$2,087,904	4.7

**List Price: \$1,930,000**



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