

Proforma Property Operating Data

Property Name LauraVille Apartments
 Location 1133 W 30th St, RB, 33404
 Type of Property Multifamily
 Size of Property 2,352 SQFT
3 (Units)
 Purpose of analysis Proforma Sale

Purchase Price 651,000
 Plus Acquisition c
 Plus Loan Points
 Less Mortgages 455,700
 Equals Initial Inve 195,300

Assessed/Appraised Values
 Land 20 20%
 Improvements 80 80%
 Personal Property
 Total 100 100%

Adjusted Basis as of 1-Oct-24 \$651,000

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st	\$455,700	\$2,732	12	6.0%	30	7
2nd			12			

	ALL FIGURES ARE ANNUAL	\$/Sq. Ft.	% of GOI		\$/Unit	COMMENTS/FOOTNOTES
1	POTENTIAL RENTAL INCOME	28.32		66,600	\$22,200	1:3/2 & 2:2/1
2	Plus: Other Income (affected by vacancy)					Laundry & Other Fees
3	Less: Vacancy & Cr. Losses	(3.0% of 66,600)		1,998	\$666	Loss to Lease &/ Assumption
4	EFFECTIVE RENTAL INCOME			64,602	\$21,534	
5	Plus: Other Income (not affected by vacancy)					
6	GROSS OPERATING INCOME			64,602	\$21,534	
	OPERATING EXPENSES:					
7	Real Estate Taxes	2.96	10.46%	6,966	\$2,322	Projected Post Rate
8	HOA Assessment					
9	Property Insurance	1.79	6.31%	4,200	\$1,400	Current Citizen Rate
10	Off Site Management					
11	On Site Management & Maint					
12	Expenses/Benefits					
13	Taxes/Worker's Compensation					
14	Repairs and Maintenance	0.38	1.35%	900	\$300	CBS with Tarrazzo & New AC
	Utilities:					
15	Elec					Tenants Pay all utilities
16	Water					Tenants Pay all utilities
17	Gas					
18	Cable Assmt					
19	General Admin					
20	Licenses/Permits					
21	Advertising					
22	Supplies					
23	Pest and Other Services:					
24	Maintenance fees					
25	Landscaping					
26						
27	Misc & Contract Services	1.15	4.05%	2,700	\$900	Pest Control & Landscaping
28	Reserves	0.38	1.35%	900	\$300	New 2024 Roof & Windows
29	TOTAL OPERATING EXPENSES	6.66	23.52%	15,666	\$5,222	
30	NET OPERATING INCOME	20.81	73.48%	48,936	\$16,312	
31	Less: Annual Debt Service			32,786	1.49	Debt service coverage ratio
32	Less: Funded Reserves					
33	Less: Leasing Commissions					
34	Less: Capital Additions					
35	CASH FLOW BEFORE TAXES			\$16,150	8.27%	1st Yr Cash on Cash B-4 Tax
36	PRICE PER SQ FT:	\$277	CAP RATE: 7.52%		12.74%	5 yr ave Cash on Cash B-4 Tax
37	PRICE PER UNIT:	#####				

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