

## 254-260 Delaware

Unit	Move-In	Rent	Ended
254	-	-	Vacant for Years
256	10/24/20	\$ 1,600	6/1/24
258	8/19/16	\$ 1,500	7/1/24
260	3/18/14	\$ 1,500	6/10/24
Most Recent Monthly Rent		\$ 4,600	
Most Recent Annual Rent		\$ 55,200	* Garages Used by Owner and Never Leased
Current Taxes		\$ 5,622	
Insurance		\$ 3,500	
Utilities		\$ 1,800	
Est. Current Expenses Annual		\$ 10,922	
Estimated Monthly Market Rent		\$ 9,600	\$2,400 per Unit
Estimated Annual Market Rent		\$ 115,200	
New Annual Taxes		\$ 7,645	
Insurance		\$ 3,500	
Maintenance 5% of Gross Rents		\$ 5,760	
Utilities		\$ 1,800	
		\$ 18,705	
Projected Net Income		\$ 96,495	Self Managing as Owner Did Past 40+ Years
Cap Rate		5.38%	