

# Rent Roll

Property: 959 Broadway

Units: 35 (30 residential, 5 commercial)

As of: 07/24/2024



## Income Approach to Value

As Is:

| Unit           | BD/BA        | Current Rent |                   |
|----------------|--------------|--------------|-------------------|
| 101            | 2 bed/1 bath | \$ 600.00    | Moving out        |
| 102            | 2 bed/1 bath | \$ 850.00    |                   |
| 103            | 2 bed/1 bath | \$ 650.00    |                   |
| 104            | 2 bed/1 bath | \$ 1,000.00  |                   |
| 105            | 2 bed/1 bath | \$ 800.00    |                   |
| 106            | 2 bed/1 bath | \$ 600.00    |                   |
| 107            | 2 bed/1 bath | \$ 1,000.00  | Vacant (\$1000)   |
| 108            | 2 bed/1 bath | \$ 850.00    |                   |
| 109            | 1 bed/1 bath | \$ 650.00    |                   |
| 110            | 2 bed/1 bath | \$ 800.00    |                   |
| 201            | 2 bed/1 bath | \$ 1,000.00  |                   |
| 202            | 2 bed/1 bath | \$ 1,000.00  |                   |
| 203            | 2 bed/1 bath | \$ 1,000.00  | Eviction (\$1000) |
| 204            | 2 bed/1 bath | \$ 750.00    |                   |
| 205            | 2 bed/1 bath | \$ 1,000.00  |                   |
| 206            | 2 bed/1 bath | \$ 1,000.00  |                   |
| 207            | 2 bed/1 bath | \$ 800.00    |                   |
| 208            | 2 bed/1 bath | \$ 1,000.00  |                   |
| 209            | 1 bed/1 bath | \$ 650.00    | Rent may be more  |
| 210            | 2 bed/1 bath | \$ 800.00    |                   |
| 301            | 2 bed/1 bath | \$ 1,000.00  |                   |
| 302            | 2 bed/1 bath | \$ 1,000.00  | Vacant (\$1000)   |
| 303            | 2 bed/1 bath | \$ 1,000.00  |                   |
| 304            | 2 bed/1 bath | \$ 1,000.00  | Vacant (\$1000)   |
| 305            | 2 bed/1 bath | \$ 850.00    |                   |
| 306            | 2 bed/1 bath | \$ -         | Manager           |
| 307            | 2 bed/1 bath | \$ 850.00    |                   |
| 308            | 2 bed/1 bath | \$ 1,000.00  |                   |
| 309            | 1 bed/1 bath | \$ 800.00    |                   |
| 310            | 2 bed/1 bath | \$ 900.00    |                   |
| This and That  | Retail       | \$ 2,500.00  |                   |
| Restaurant     | Retail       | \$ 1,500.00  |                   |
| Barber Shop    | Retail       | \$ 900.00    |                   |
| Driving School | Retail       | \$ 550.00    |                   |
| Shoe Store     | Retail       | \$ 500.00    | Vacant (\$500)    |

|                                |                       |                         |
|--------------------------------|-----------------------|-------------------------|
| Potential Gross Income:        | \$373,800.00          |                         |
| (Vacancy and Collection Loss): | \$18,690.00           |                         |
| Effective Gross Income:        | \$355,110.00          |                         |
| (Management):                  | \$35,511.00           |                         |
| (Maintenance and Repairs):     | \$17,755.50           |                         |
| (County Tax):                  | \$8,937.92            | v (7/25)                |
| (City Tax):                    | \$19,343.88           | v (7/25)                |
| (School Tax):                  | \$13,696.72           | v (7/25)                |
| (Sewer Rent):                  | \$3,134.62            | v (7/25)                |
| (User/Garbage Fee):            | \$2,832.00            | v (Art)                 |
| (Gas Utility):                 | \$600.00              | v (Art)                 |
| (Electric Utility):            | \$3,000.00            | v (Art)                 |
| (Water Utility):               | \$8,000.00            | v (Art)                 |
| (Insurance):                   | \$30,000.00           | nv (Art was paying 25K) |
| (Elevator Contract):           | \$2,400.00            | v (Art)                 |
| (Fire Inspection):             | \$250.00              | v (Art)                 |
| (Sprinkler Inspection):        | \$250.00              | v (Art)                 |
| (City Elevator):               | \$250.00              | v (Art)                 |
| (Elevator Inspection):         | \$100.00              | v (Art)                 |
|                                |                       |                         |
| <b>Net Operating Income:</b>   | <b>\$209,048.36</b>   |                         |
| <b>Asking Price:</b>           | <b>\$3,000,000.00</b> |                         |
| <b>Cap Rate:</b>               | <b>6.97%</b>          |                         |

|                                    |                      |
|------------------------------------|----------------------|
| <b>Total Monthly Gross Income:</b> | <b>\$ 31,150.00</b>  |
| <b>Total Annual Gross Income:</b>  | <b>\$ 373,800.00</b> |