

INCOME APPROACH

ACTUAL & FORECAST INCOME ANALYSIS

THIS ANALYSIS IS COMPLETED BASED ON LEASED FEE ESTATE INTEREST

INCOME PROJECTION BY UNIT	# S.F. UNIT RENT PER UNIT	MONTHLY RENT TOTAL	PROJECTED REVENUE 2022	ACTUAL REVENUE 2021
<i>Rental units</i>				
ZHUBRAK	1 \$2,400.00	\$2,400	\$28,800	\$28,800
CITY HUDSON	1 \$2,000.00	\$2,000	\$24,000	\$8,000
IDEAL	1 \$2,000.00	\$2,000	\$24,000	\$24,167
VALLEY	1 \$900.00	\$900	\$10,800	\$10,800
SOCIAL SECURITY	1 \$12,509.05	\$12,509	\$150,109	\$152,166
RESTAURANT PARKING	1 \$200.00	\$200	\$2,400	\$2,400
BASEMENT STORAGE AT	10,000 \$2.00	\$1,667	\$20,000	\$0
AT	0 \$0.00	\$0	\$0	\$0
AT	0 \$0.00	\$0	\$0	\$0
AT	0 \$0.00	\$0	\$0	\$0
AT	0 \$0.00	\$0	\$0	\$0
AT	0 \$0.00	\$0	\$0	\$0
AT	0 \$0.00	\$0	\$0	\$0
AT	0 \$0.00	\$0	\$0	\$0
TOTALS			\$260,109	\$226,333

INCOME APPROACH

ACTUAL / PROJECTED INCOME - EXPENSE ANALYSIS

OPERATING YEAR	PROJECTED		ACTUAL	
	2022		2021	
Income				
PGI		\$260,109		\$226,333
Laundry Income		\$0		\$0
Maintenance		\$0		\$0
Trash		\$0		\$0
Gross Income		\$260,109		\$226,333
Vacancy / credit loss	3.0%	\$7,803	0.0%	\$0
Eff. Gross Income		\$252,305		\$226,333
Expenses				
Fixed Expenses	Rates		Rates	
R.E. Taxes	15.1%	\$38,000	16.0%	\$36,244
Insurance	2.4%	\$6,000	2.6%	\$6,820
Subtotal	17.4%	\$44,000	18.6%	\$42,064
EXPENSES				
Management	2.0%	\$5,000	1.8%	\$4,000
Maintenance & Repairs	3.9%	\$9,767	3.6%	\$8,245
Utilities	7.5%	\$19,000	8.3%	\$18,844
Water & Sewer	0.3%	\$700	0.3%	\$571
Professional fees	1.2%	\$3,000	0.9%	\$2,000
Cleaning	8.3%	\$21,000	9.2%	\$20,736
Trash	0.4%	\$1,000	0.3%	\$700
Misc.	1.2%	\$3,000	0.9%	\$2,000
Subtotal	24.8%	\$62,467	25.2%	\$57,095
Reserve & Replacement	3.0%	\$7,569	0.0%	\$0
Total expenses	45.2%	\$114,036	43.8%	\$99,159
Net Operating Income	54.8%	\$138,269	56.2%	\$127,174