

INCOME AND EXPENSE REPORT

Property Address: 221 Chester Pike, Glenolden, PA 19036
 Property Type: Multi-Family

Unit/ Apt #	Tenant Name	Initial Move In Date	BR/BA	Start Date	End Date	Current Rent	Renewal Option	Comments
A1	Nadia Inman	8/16/24	1 / 1	9/1/24	9/1/25	\$ 1,200.00		
A2	Joe & Nikki Susucio	11/1/20	2 / 1	11/1/23	11/1/24	\$ 1,150.00		(\$1,150 Dec)
A3	Ronald Rivello	9/25/23	1 / 1	10/1/24	10/1/25	\$ 1,300.00		
A4	Nikkia Gordon- Byrd	6/1/17	2 / 1	10/1/24	M to M	\$ 1,100.00		Month to Month Lease
B5	Leonard Jackson	12/1/20	2 / 1	12/1/23	12/1/24	\$ 1,050.00		(\$1,050 Dec)
B6	Michelle Del Rosssi	12/1/16	2 / 1	10/1/23	10/1/24	\$ 1,150.00		
B7	Jamal Ashley	8/1/23	2 / 1	8/1/23	8/1/24	\$ 1,400.00		
B8	Antoinette Kelly	11/11/23	2 / 1	11/11/23	11/11/24	\$ 1,400.00		
C9	James Cannon	3/1/16	1 / 1	3/2/24	M to M	\$ 1,000.00		(\$1,000 Dec) Month to Month Lease
C10	Elaine Del Rossi	4/21/09	2 / 1	10/1/24	10/1/25	\$ 1,100.00		
C11	Dana Turner	10/7/20	1 / 1	10/1/21	10/1/22	\$ 1,075.00		
C12	Ruth Noah	12/1/18	2 / 1			\$ 1,100.00		No Lease Dates Provided
D13	Cindy Dunlevy	12/1/06	2 / 2	10/1/22	10/1/23	\$ 1,500.00		(\$1,500 Dec)
D14	Fred Marshall	5/1/15	2 / 1	10/1/21	10/1/22	\$ 1,150.00		
D15	Vacant		1 / 1			\$ 1,100.00		Vacant - \$1,100+
E1	Tatiana Burell & Crystal Jack	1/1/24	1 / 1	1/1/24	1/1/25	\$ 1,200.00		
E2	Nicole Levin	4/1/23	1 / 1	4/1/23	4/1/24	\$ 1,150.00		
E3	Bryan Phillippi	5/3/19	1 / 1			\$ 1,100.00		No Lease Dates Provided
Total						\$ 21,225.00		

GROSS ANNUAL INCOME:	
Current Rental Income	\$ 254,700.00
CAM	
Vacancy (5%)	\$ 12,735.00
Gross Income	\$ 241,965.00

ANNUAL EXPENSES:	
Taxes Est. 2024	\$ 40,162.00
Insurance *Buyer to verify their own Insurance Rates	\$ 18,589.00
Trash	\$ 3,228.00
Water/Sewer	\$ 6,379.98
Electric	\$ 5,836.71
Landscaping/Snow Removal	\$ 1,080.00
Maintenance (5%)	\$ 12,735.00
Misc. (Permits)	\$ 3,600.00
Misc.	
Misc.	
Misc.	
Misc.	
Total Expenses	\$ 91,610.69

Net Operating Income \$ 150,354.31

FINANCING CRITERIA: based on Current Rent Roll	
Purchase Price:	\$ 2,500,000.00
Down Payment:	\$ 625,000.00
Amount Financed:	\$ 1,875,000.00
Annual Principal and Interest:	\$ 159,025.28

NOI:	\$ 150,354.31
Less P&I:	\$ 159,025.28
ROI:	\$ (8,670.97)
Cash on Cash Return:	-1%
7%- 25 Year Amortization	

*This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it, we make no guarantee, warranty, or representation about it. It is the Buyer/Lessee responsibility to independently confirm its accuracy and completeness.

SALES PRICE: \$2,500,000.00

CAP RATE: 6.0%