

731 Philadelphia St - 4 Units

	Sq. FT.	Current Yearly	Current Monthly
Unit 1 - 1st Floor	1,486	\$ 20,160.00	\$ 1,680.00
Unit 2 - 2nd Floor	583	\$ 9,000.00	\$ 750.00
Unit 3 - 2nd Floor	903	\$ 11,760.00	\$ 980.00
Unit 4 - 3rd Floor	1,486	\$ 14,400.00	\$ 1,200.00
Totals	4,458	\$ 55,320.00	\$ -

Other income

Gross Effective Inc \$55,320

Expenses

Taxes	\$2,734
Insurance	\$3,700
Maint/Repairs	\$2,011
Supplies/Materials	\$1,000
Utilities	\$3,950
Total Expenses	\$13,395
NOI	\$41,925

based on \$200,000 assessed value

		Per sq. ft.	Per unit
Cap rate	6	\$698,750.00	\$156.74 \$174,688
	7	\$598,928.57	\$134.35 \$149,732
	8	\$524,062.50	\$117.56 \$131,016