

SRI Two, LP
128 Wood St, California PA

2024-2025 Rental Rates

Unit Type	# of Units	# of Beds	Market Rent (\$ per Unit)	Total Unit Monthly Rent	Total Annual Rent
Studio	16	16	485 \$	7,760 \$	77,600
Studio - Interior	8	8	380 \$	3,040 \$	30,400
One Bedroom	2	2	515 \$	1,030 \$	10,300
One Bedroom - Deluxe	9	9	560 \$	5,040 \$	50,400
Two Bedroom	10	20	650 \$	6,500 \$	65,000
Two Bedroom - Interior	2	4	560 \$	1,120 \$	11,200
Three Bedroom	3	9	780 \$	2,340 \$	23,400
Four Bedroom	1	4	960 \$	960 \$	9,600
Total	51	72			\$ 277,900

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2024-25 Lease Year Cash Flow Budget

<u>Gross Income</u>	Total
Net Rental Income	277,900
Cleaning/Maintenance Income	1,000
Furniture Income	1,000
Late Fees Income	4,000
Laundry Income	1,500
Miscellaneous Income	150
Parking	10,000
Utility Revenue	20,000
Vacancy	(5,558)
Total Gross Income	\$ 309,992
<u>Cash Expenses</u>	
Advertising/Marketing Expense	5,000
Cleaning and Maintenance	13,500
Pest Control	250
Insurance	22,100
Landscaping	1,200
Leasing Fees	2,000
Licenses and Permits	2,000
Management Fees	23,249
Parking	11,880
Property Taxes	18,000
Fire Protection	5,000
Repairs	25,000
Trash Removal	3,500
Travel/Other Professional Fees	3,160
Utilities	
Water	30,000
Sewer	22,350
Cable/Internet	10,200
Electric and Gas Bill	25,000
Telephone	660
Total Cash Expenses	\$ 224,049
(% Revenue)	72.3%
Net Operating Income	\$ 85,943