



**CANDICE
LOCKHART**
REALTOR®

Your Local Real Estate Agent & Neighbor.

"Investors don't decide to buy properties; they decide to buy the income streams of the properties".

Operating Statement

Property Name 2695 Main Purchase Price \$1910K
Location Lawrenceville NJ
Type of Property 4plex
Annual Mortgage Payment _____

POTENTIAL GROSS INCOME 9500 / 114,000
• Less Vacancy and Collection Loss 21376
• Plus Additional Income _____

ACTUAL RENTAL INCOME
• Unit 1 1900 1 Bed Unit 2 2400 2 Bed Unit 3 2800 3 Bed
• Unit 4 2400 2 Bed Unit 5 _____ Unit 6 _____

EFFECTIVE GROSS INCOME 9500

Operating Expenses

Real Estate Property Taxes 14,1232
Property Insurance \$13000

Utilities:

- Water 100 m / \$11200
- Electric _____
- Gas 601 \$11000 annual
- Sewer Public \$1300 quarterly / \$11200
- Trash Removal public

Accounting and Legal _____
Licenses and Permits _____
Building Advertising _____
Building Supplies _____
Off-Site Management _____
Payroll _____
Employee Benefits _____
Taxes/Worker Compensation _____

MISCELLANEOUS CONTRACT SERVICES:

Maintenance _____
Landscaping _____
Pest Extermination _____

TOTAL OPERATING EXPENSES 20,632

NET OPERATING INCOME 93,368
• Less Mortgage Payment _____
• Less Funded Reserves _____

CASH FLOW BEFORE TAXES \$193,368 CAP RATE 10%



**COLDWELL
BANKER**
REALTY



Candice Lockhart



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