

367 Offer Memorandum

All figures in this offer memorandum are based on a \$625,000 sale price. Numbers are approximate yet accurate. Buyer to do own due diligence.

Property Overview

6 total units: 1 commercial (restaurant), 4 residential (2-bed, 1-bath each), and 1 convertible space

Laundry income included

Traffic count: Approx. 17,460 vehicles/day (Broad St / NY-17C corridor)

Building size: 9643 sq ft

Price per square foot: \$64.81

Income

Restaurant rent: \$1,300/month

Residential rent (4 units): \$4,200/month

Laundry: \$250/month

Total Monthly Income: \$5,750

Total Annual Income: \$69,000

Expenses (Estimated Monthly Averages)

Common electric: \$25

Gas (blended): \$65

Garbage: \$108

Water/sewer: \$200

Insurance: \$125

Taxes: \$375

Total Monthly Expenses: \$898

Total Annual Expenses: \$10,776

Net Operating Income (NOI)

\$58,224/year

Valuation Metrics (Cash Purchase)

Cap Rate: 9.32%

Gross Rent Multiplier (GRM): 9.06

Cash-on-Cash Return: N/A (no loan)

ROI: 9.32% ($\text{NOI} \div \text{Purchase Price}$)

Valuation Metrics (Financed Purchase)

25% down (\$156,250), 20-year term, 7.5% interest

Loan amount: \$468,750

Monthly mortgage: \$3,776.22

Annual debt service: \$45,314.62

Annual cash flow after debt: \$12,909.38

Cash-on-Cash Return: 8.26%

ROI (based on full purchase price): 2.07%