

The following property information will provide overview and property specific information for the property offered. All information contained herein has been gathered from the owner, property management and other sources the broker deems reasonably reliable, however no representations or warranties are made as to accuracy or completeness. All financial charts and schedules are for illustrative purposes only and are subject to errors and omissions and an independent investigation is strongly recommended.

\$18,000,000			
Annual Income			\$2,038,500
Operatinf Expense			
Payroll			\$93,416
R & M @ \$500 pr unit			\$83,000
Grounds/Snow			\$3,585
Trash			\$43,602
Water			\$163,976
Electricity			\$10,846
R.E. Tax			\$493,268
Insurance			\$184,178
Pest Control			\$9,968
Vacancy 3%			\$61,155
Management 5%			\$101,925
Total Operating Expense			\$1,248,919
NOI			\$789,581
CAP RATE			4%

Pro Forma	\$3,652,680
\$93,416	
\$83,000	
\$3,585	
\$43,602	
\$163,976	
\$10,846	
\$493,268	
\$184,178	
\$9,968	
\$109,580	
\$182,634	
\$1,378,054	
\$2,274,627	
13%	

# Of Units	Unit description	Actual Current Rent	
1	3 Bedroom	With Basement \$1,129	\$1,129
16	3 Bedroom	Without Basement \$1,129	\$18,060
54	2 Bedroom	With Basement \$1,024	\$55,283
77	2 Bedroom	Without Basement \$1,024	\$78,829
18	1 Bedroom	Without Basement \$919	\$16,538
		Monthly	\$169,838
		Annual	\$2,038,050

HTFD CT Guidelines 2025	
2250	\$2,250
2191	\$35,056
1875	\$101,250
1818	\$139,986
1436	\$25,848
Monthly	\$304,390
Annual	\$3,652,680