

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%

HTFD CT Guidelines 2025	
	2250
	2191
	1875
	1818
	1436
Annual	\$3,652,680
Monthly	\$304,390