

INCOME & EXPENSE PRO-FORMA
40 Beacon Ave.
Jersey City, NJ

Sale Price  
2,300,000

TENANTS-INCOME			ANNUAL INCOME	ANNUAL INCOME
	Units	\$/Unit	2025	PRO-FORMA
Rental Revenue	9	\$22,157	\$199,410	\$267,600
Laundry Revenue		\$278	\$2,500	\$2,500
Parking Revenue		\$1,333	\$12,000	\$12,000
<b>POTENTIAL GROSS INCOME</b>		\$23,768	\$213,910	\$282,100
<b>VACANCY &amp; COLLECTION LOSS</b>	3.0%	(665)	(5,982)	(8,028)
<b>EFFECTIVE GROSS INCOME</b>		\$24,432	\$207,927	\$274,072
<b>EXPENSES</b>			Totals	Totals
Real Estate Taxes		\$2,206	\$19,856	\$19,856
Insurance		\$556	\$5,000	\$5,000
Water		\$444	\$4,000	\$4,000
Electricity/ Gas		\$222	\$2,000	\$2,000
Maintaninace		\$200	\$1,800	\$2,400
Property Management		\$853	\$7,680	\$7,680
<b>TOTAL EXPENSES</b>			\$40,336	\$40,936
<b>NET OPERATING INCOME</b>			<b>\$167,591</b>	<b>\$233,136</b>
<b>Cap Rate</b>			<b>7.3%</b>	<b>10.1%</b>

Cap Rate

Sale Price	\$	2,000,000	8.4%	11.7%
	\$	2,100,000	8.0%	11.1%
	\$	2,200,000	7.6%	10.6%
	\$	2,300,000	7.3%	10.1%
	\$	2,400,000	7.0%	9.7%
	\$	2,500,000	6.7%	9.3%
	\$	2,600,000	6.4%	9.0%

**40 Beacon Ave.  
Rent Roll**

Apartment	Unit Type	Current In Place	Market Rent	Comments
1 / 2	2-Bedroom	\$ 1,128	\$ 2,300	
			\$ 2,300	If you were to break up the 2-bedroom back to its original layout
3	Studio	\$ 2,100	\$ 2,100	Proforma - Newly Renovated
4	Studio	\$ 1,976	\$ 2,000	Guaranteed by Supportive Housing Connection NJ
5	1-Bed	\$ 2,200	\$ 2,300	
6	1-Bed	\$ 1,976	\$ 2,300	
7	1-Bed	\$ 802	\$ 2,300	
8	Studio	\$ 2,100	\$ 2,100	One Month Free
9	1-Bed	\$ 2,400	\$ 2,300	One Month Free100% Guaranteed Rent Via Single Key (Insurance)
10	1-Bed	\$ 1,935	\$ 2,300	
<b>Monthly Rental Revenue</b>		<b>\$ 16,617</b>	<b>\$ 22,300</b>	
<b>Annual Rental Revenue</b>		<b>\$ 199,410</b>	<b>\$ 267,600</b>	

34%