

INCOME & EXPENSE PRO-FORMA
**40 Beacon Ave.
Jersey City, NJ**
Sale Price
2,300,000

TENANTS-INCOME		Units	\$/Unit	ANNUAL INCOME	ANNUAL INCOME
				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
POTENTIAL GROSS INCOME			\$23,768	\$213,910	\$282,100
VACANCY & COLLECTION LOSS	3.0%		(665)	(5,982)	(8,028)
EFFECTIVE GROSS INCOME			\$24,432	\$207,927	\$274,072
EXPENSES				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
Maintaininace			\$200	\$1,800	\$2,400
Property Management			\$853	\$7,680	\$7,680
TOTAL EXPENSES				\$40,336	\$40,936
NET OPERATING INCOME				\$167,591	\$233,136
Cap Rate				7.3%	10.1%

			Cap Rate
Sale Price	\$	2,000,000	8.4%
	\$	2,100,000	8.0%
	\$	2,200,000	7.6%
	\$	2,300,000	7.3%
	\$	2,400,000	7.0%
	\$	2,500,000	6.7%
	\$	2,600,000	6.4%

40 Beacon Ave.

Rent Roll

Apartment	Unit Type	Current In Place	Market Rent	Comments
1 / 2	2-Bedroom	\$ 1,128	\$ 2,300	
3	Studio	\$ 2,100	\$ 2,300	If you were to break up the 2-bedroom back to its original layout
4	Studio	\$ 1,976	\$ 2,100	Proforma - Newly Renovated
5	1-Bed	\$ 2,200	\$ 2,000	Guaranteed by Supportive Housing Connection NJ
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	
Monthly Rental Revenue		\$ 16,617	\$ 22,300	
Annual Rental Revenue		\$ 199,410	\$ 267,600	
34%				