

1047 W Hamilton

	2026 Pro Forma	Comments
INCOME		
Apartment Income		
Proposed Rent	\$920,220	
Less: Vacancy	(46,011)	5% Vacancy Estimate
Net Apartment Rent	<u>\$874,209</u>	
Other Income		
Water and Sewer	\$18,480	
Parking Rent	\$28,800	\$80/Space
Other Income	6,600	\$150 Per Unit Estimate
Total Other Income	<u>\$53,880</u>	
TOTAL INCOME	\$928,089	
OPERATING EXPENSES		
Fixed Expenses		
Real Estate Taxes	\$92,000	Estimated
Electric	4,800	
Water/Sewer	18,480	
Gas Hot Water	10,600	
Trash	6,000	
Insurance	22,500	
Parking Rent	21,600	60/Space
Rental Fees & Permits	3,225	
Total Fixed Expenses	<u>\$179,205</u>	
Variable Expenses		
Management	\$27,843	3% Management
Elevator	\$3,000	
Repairs, Maintenance	32,483	3.5% of Rents
Turnover	5,500	\$500 per unit 25% Turn
Landscaping & Snow Removal	2,000	
Advertising/Admin/Legal/Acct/Misc.	2,000	
Total Variable Expenses	<u>\$72,826</u>	
TOTAL OPERATING EXPENSES	\$252,031	
NET OPERATING INCOME	\$676,058	

Cap Rate	Total Price
6.00%	\$11,267,637

No.	Unit #	Status	Unit Type	Lease Rent
1st Floor Office		Occupied	1	\$1,800
2 Bedrooms		Vacant	8	\$1,945
1 Bedrooms		Vacant	35	\$1,695
30 Parking Spaces				
Total				\$5,440