

Economic Analysis - 9060 Main Street, Clarence, NY 14031

INCOME:							
	Rental Income	Unit	Start Date		Per Month	Gross Rent	
	Folksy Scout, Inc.	Rear	9/1/2021		\$ 3,000	\$ 36,000.00	
	Front Home	Front	not leased		\$ 2,800	\$ 33,600.00	
	Snowlow reimbursement				\$ 179	\$ 2,149.00	
	Tax recapture				\$ 182	\$ 2,185.49	
	Total Rental Income				\$ 6,161.21	\$ 73,934.49	
TOTAL GROSS POTENTIAL RENT						\$ 73,934.49	
	Less Vacancy @ 5%					\$ (3,696.72)	
Effective Gross Income						\$ 70,237.76	
EXPENSES							
					Per SF	Gross Expense	
	Real Estate Taxes 2025/2026				\$ 1.43	\$ 7,284.95	
	Insurance Premium				\$ 0.63	\$ 3,200.00	
	Water				\$ 0.07	\$ 362.68	
	Maintenance & Repairs				\$ 0.32	\$ 1,641.59	
	Lawn & Grounds				\$ 0.84	\$ 4,298.00	
	Refuse Removal				\$ 0.11	\$ 550.00	
	Management Fees @ 5% of EGI				\$ 0.69	\$ 3,511.89	
	Reserves for Replacements @ \$0.25/SF				\$ 0.25	\$ 1,273.50	
Total Expenses						\$ 4.34	\$ 22,122.61
NET OPERATING INCOME						\$ 48,115.15	
Value Estimate Utilizing a Capitalization Rate of (Rounded):		8.00%				\$ 601,000	
