Annual Property Operating Datasheet Current Rent Values

		ANNUAL PROPE	RTY OPERATING DATA	
Property	38-40 E 25th st			
Type of Property	2 Townhouses	7 units	Date:	12/1/20
Type of Freperty	2 Townhouses	7 dilits	Date.	12/1/20
Assessed Value			Price	\$1,100,000
Land	177,100		rehab & repairs	
Improvements	637,000.00		Closing Costs	
Total	814,100.00		Cash in	
	,			Operating Capitalization Rate = ANOI / Price
		A	nnual NOI(not incl debt)	
			Annual Net Cashflow	
			Monthly Net	
				. ,
	Montly		Annual	Comments/Footnotes
GROSS SCHEDULED INCOME Unit 201	\$ 1,125.00		\$13,500.00	2 BR/2Ba 10/31/2021
202	\$ 975.00		\$11,700.00	2BR/1.5 Ba 5/31/2021
301	\$ 950.00			2 BR/2 Ba 6/30/2021
302				2Br?1Ba 01/31/2021
Office			\$9,000.00	
Commercail space-1	\$ 1,750.00		\$21,000.00	
Commercial space-2			\$21,000.00	
TOTAL GROSS INCOME	\$ 8,225.00		\$98,700.00	
Less: Vacancy & Other Losses			(\$2,961.00)	3% vacany loss or Non-Payment of rent per yea
GROSS OPERATING INCOME			\$95,739.00	
Less: Operating Expenses				
Property Management		\$5,744.34		Property Mangement 6% Gross Rents
Insurance		\$2,750.00		Insurance (Hazard \$ + Liability \$
Lead Registration		\$40.00		
Licenses		\$140.00		city registration
Real Property Taxes		\$17,500.00		
Repairs & Maintenance		\$2,000.00		
Water		\$4,800.00		
Gas and Electric		\$450.00		
Miscellaneous				
TOTAL OPERATING EXPENSES		\$33,424.34		
NET OPERATING INCOME			\$62,314.66	
Less: Total Annual Debt Service			\$0.00	
ANNUAL CASH FLOW		_	\$62,314.66	
sales price@6% cap rate=	\$1,038,577.67			
sales price@5% Cap rate +	\$1,246,293.20			
Sales price @ .0725 Cap rate				
- Prior @ io. 20 oup ideo				
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