



Multifamily Proforma

Address	1309 S 52nd St, Phila 19143
Neighborhood	West Philadelphia
Properties	5 Units

Property	Bed/Bath	Monthly Rent
Unit 1 (Rented)	2 2	\$ 1,450.00
Unit 2 (Rented)	2 2	\$ 1,700.00
Unit 3 (Rented)	2 2	\$ 1,825.00
Unit 4 (Rented)	2 2	\$ 1,800.00
Unit 5 (Rented)	2 2	\$ 1,450.00

Monthly Rent Roll	\$ 8,225.00
Annual Rent Roll	\$ 98,700.00

Annual Expenses	
Insurance	\$ 3,300.00
Maintenance	\$ 1,000.00
Taxes	\$ 845.00
TOTAL	\$ 5,145.00

NOI	\$ 93,555.00
Purchase Price	\$ 1,250,000.00
CAP RATE	7.48%