

## 2512 Colby Avenue Current & Projected Income

*Please note, none of these numbers reflect income or expenses for Kate's Green & American- this is building income/ expenses only.*

### CURRENT INCOME

Kate's Rent	\$26,400.00	\$2,200pm, lease through 2/1/2035
Dentist Rent	\$28,200.00	\$2,350pm, lease through 5/31/2027
Apt 1 Rent	\$19,800.00	\$1,650pm, month-to-month
Apt 2 Rent	\$22,200.00	\$1,850pm, month-to-month
Dentist Parking	\$3,300.00	4 parking spaces included in lease, 5 additional are paid for separately at \$55 each PM, lease through 5/31/2027
2516 Colby Parking	\$4,320.00	\$60 per spot pm, 6 spots rented
Laundry	\$500.00	\$400-\$600 on average
<b>Current Gross Scheduled Income</b>	<b>\$104,720.00</b>	
<b>Current Total Expenses</b>	<b>\$23,412.05</b>	
<b>Current NOI</b>	<b>\$81,307.95</b>	
<b>Current Cap Rate</b>	<b>3.66%</b>	

### PROJECTED INCOME if at Market Rents

Kate's Rent	\$51,000.00	\$4,250 per month
Dentist Rent	\$51,000.00	\$4,250 per month
Apt 1 Rent	\$25,500.00	\$2,125 per month
Apt 2 Rent	\$27,000.00	\$2,250 per month
Dentist Parking	\$8,100.00	\$75 per space, 9 spaces, if charging for all parking spaces outside of market rent
2516 Colby Parking	\$5,400.00	\$75 per space, 6 spots
Rent if all Parking Spaces Rented	\$11,700.00	13 additional spaces could be rented at \$75 each
Laundry	\$500.00	
<b>Total Projected Gross Scheduled Income</b>	<b>\$180,200.00</b>	
<b>Total Projected Expenses</b>	<b>\$23,412.05</b>	
<b>Projected NOI</b>	<b>\$156,787.95</b>	
<b>Projected Cap Rate</b>	<b>7.13%</b>	