

**Current Rent and  
2024 Pro-Forma**

**1011 Euclid AV**

<b>APT</b>	<b>BEDROOMS</b>	<b>CURRENT RENT</b>	<b>2024 RENT</b>
1	2	\$2,000.00	\$2,200.00
2	2	\$2,000.00	\$2,200.00
3	1	\$2,200.00	\$2,400.00
4	0	\$2,000.00	\$1,600.00
5	0	\$2,000.00	\$2,000.00
6	0	\$1,400.00	\$2,000.00
7	1	\$2,800.00	\$3,000.00
8	1	\$2,750.00	\$3,000.00
9	1	\$1,800.00	\$1,800.00
10	0	\$2,000.00	\$2,000.00
11	0	\$2,000.00	\$2,000.00
12	0	\$2,000.00	\$2,000.00

PARKING 1	Included Apt #3	Included Apt #3
PARKING 2	\$175.00	\$175.00
PARKING 3	Included Apt #1	Included Apt #1
PARKING 4	Included Apt #9	Included Apt #9
PARKING 5	\$175.00	\$175.00

<b>Total</b>	<b>\$25,300.00</b>	<b>\$26,550.00</b>
<b>Annual</b>	<b>\$303,600.00</b>	<b>\$318,600.00</b>

**Income**

Gross Rent	\$303,600.00	\$318,600.00
Other Income (Laundry)	<u>\$1,194.00</u>	<u>\$1,245.00</u>
<b>Total Income</b>	<b>\$304,794.00</b>	<b>\$319,845.00</b>

**Expenses**

Real Estate Taxes	\$35,856.00	\$38,856.00
Insurance	\$21,600.00	\$21,600.00
Fuel/Gas	\$1,322.00	\$1,350.00
Electricity	\$611.00	\$630.00
Trash Removal	\$5,200.00	\$5,200.00
Water and Sewer	\$8,700.00	\$8,800.00
Maintenance and Repairs	\$2,100.00	\$2,200.00
Cleaning	\$800.00	\$900.00
Landscaping	<u>\$2,100.00</u>	<u>\$2,200.00</u>
<b>Total Exepenses</b>	<b>\$78,289.00</b>	<b>\$81,736.00</b>

<b>Net Operating Income</b>		<b>\$226,505.00</b>	<b>\$238,109.00</b>
<b>Acquisition Price</b>	<b>\$4,200,000.00</b>		
<b>Debt Service</b>			
Loan @ 4.15%	\$2,400,000.00	\$99,600.00	\$99,600.00
Seller Financing @ 6%	\$800,000.00	<u>\$48,000.00</u>	<u>\$48,000.00</u>
<b>Total Debt Service</b>		<b>\$147,600.00</b>	<b>\$147,600.00</b>
<b>Cash after Debt Service</b>		<b>\$78,905.00</b>	<b>\$90,509.00</b>
<b>Equity</b>	<b>\$3,400,000.00</b>		
<b>Cash-on-Cash Return</b>		<b>7.9%</b>	<b>9.1%</b>

## **Notes**

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This number is estimated