

3022 brighton 8th st

room	Rent	Lease Start	Lease Expires	Floor	Bdrms				
studio	\$2,696.00			walk in	1				
2 bed apt	\$2,000.00			walk in	2				
a-1	\$1,927.00			1	1				
B-2	\$1,581.00			1	1				
B-3	\$1,947.00			1	1				
B-4	\$1,481.00			1	1				
B-5	\$950.00			1	1				
C-1	\$1,937.00			2	1				
C-2	\$1,750.00			2	1				
C-3	\$1,967.00			2	1				
C-4	\$1,967.00			2	1				
C-5	\$850.00								
Total Mo.	\$21,053.00								
Gross Yearly Rent Roll			\$252,636.00			Total Units		12	
Average Rent			\$1,754.41			10 /1 Room Units		10	
						1 / studio		1	
						1/ 2 bedroom		1	
Property Taxes			\$13,511.28						
Water & Sewer			\$4,483.19						
Insurance			\$11,000.00						
super/porter			\$7,200.00						
electric			\$6,000.00						
Heating Fuel			\$8,490.90						
Total			\$50,685.37						
Net Rent Roll/Net Operating Income			\$201,950.63						
ASKING PRICE			\$2,200,000.00						

cap rate	9.1						