

PNL / CAP Rate - 1 North St 7-17-24

EXPENSES

ADDITIONAL EXPENSES - 127 CONGRESS/1 NORTH

(NOT COVERED BY BELLPORT P & L)

- BANKING & CREDIT CARD FEES
- BUILDING INSURANCE \$3,431.50
- CLEANING \$100.00
- FIRE ALARMS \$82.00
- LEGAL PROFESSIONAL FEES \$1,405.57
- LANDSCAPING \$0.00
- PERMITS \$0.00
- REPAIRS \$437.95
- UTILITY \$162.34

Subtotal

2023 BELLPORT EXPENSES

- Licenses & Permits
- Landscaping
- LANDSCAPING / SNOW PLOWING
- SNOW REMOVAL
- MANAGEMENT FEES
- LEASING COMMISSIONS
- GENERAL REPAIRS
- FIRE SAFETY & ALARMS
- ELECTRICITY
- WATER & SEWER

Subtotal

Taxes

Subtotal

Yearly Expenses Grand Total

Monthly expenses

INCOME

Unit	Rent	Lease Start	Lease End
Bakery	\$ 3,582.94	6/1/17	5/31/27

1 North #3	\$ 1,869.00	6/20/24	7/1/25
1 North #4	\$ 2,098.00	3/3/24	6/1/25
1 North #5	\$ 2,009.00	9/1/22	6/1/25
1 North Fl 2	\$ 2,370.00	9/22/22	5/31/25
127 Congress	\$ 3,400.00	VRBO	VRBO

Total Monthly Rent	<u>\$ 15,328.94</u>
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Yearly Income Grand Total	\$ 183,947.28
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NOI

Monthly	\$ 11,411.73
Annually	\$ 136,940.76

CAP Rate

Sale Price	CAP Rate
\$ 2,450,000.00	5.60%

\$ -
\$ 3,431.50
\$ 100.00
\$ 82.00
\$ 1,405.57
\$ -
\$ -
\$ 437.95
\$ 162.34

\$ 5,619.36

\$ 237.50
\$ -
\$ 3,542.88
\$ -
\$ 5,968.00
\$ 600.00
\$ 12,334.88
\$ -
\$ 362.02
\$ 2,196.92

\$ 25,242.20

\$ 16,144.96

\$ 47,006.52

\$ 3,917.21