

Cap Rate Analysis - Provo 6-Plex, 441 S 500 E

NOI Calculation	
Annual Revenue	72060
Vacancy Rate	3%
Vacancy Loss	2161.8
Expenses	16839
Net Operating Income	53059.2

Cap Rates	Price	Notes
5.05%	\$ 1,050,000	As is
5.26%	\$ 1,050,000	As is, no vacancy
5.65%	\$ 1,050,000	Pro Forma
5.89%	\$ 1,050,000	PF, no vacancy

Unit #s	Rents
439	1015
441	875
443	1200
445	950
447	950
449	1015
Total	6005
Average	1001

Notes

City bill includes power, sewer, water.
 Gas bill: 55% of combined gas bill.
 1 dumpster, cost 206/mo, split between 2 6-plex buildings.
 Internet: paid by tenants.
 Taxes: might be year 2024.
 Insurance: half of the bill since current policy includes both 6-plexes.
 Competing units: tenants pay electric, sometimes gas,
 Utilities are separately metered.

Revenue					
Monthly Rent	Annual Rent	Unit Count	Unit Mix	Market Rents	
961	57660	5	1 bed / 1 bath	1075	
1200	14400	1	2 bed / 1 bath	1200	
Total Revenue	72060	6	Total Revenue	78900	

2025 Expenses	
City bill	6795
Gas	1717
Dumpster	1236
Pest	300
Property Management	0
Taxes	3444
Insurance	1638
Maintenance	1709
Total	16839

Utility Analysis	
Ave cost/unit/mo	135
Tenant payment	85

*Tenant payment is Pro Forma

Pro Forma Expenses	
City bill	6795
Gas	1717
Dumpster	1236
Pest	300
Property Management	6312
Taxes	3444
Insurance	1638
Maintenance	1709
Total	23151

Pro Forma Analysis	
Rent Revenue	78900
Utility Revenue	6120
Total Revenue	85020
Total Expenses	23151
Less Vacancy	2550.6
Pro Forma NOI	59318.4

Pro forma rents still likely LOW. Possible \$1100 (1-bed).
Assumes property management of 8%.