

309 63rd Street Proforma Income Statement

	\$1,295,000.00	Asking Price				
	\$1,295,000.00	Sale Price				
	\$388,500.00	Down Payment 30%				
	\$906,500.00	Loan				
	\$5,880.00	Loan Payment 30% down (principle & interest 6.75%)				
	\$1,791.54	Property Taxes (based on F2023-2024 at a \$1.295m assessment)				
	\$258.33	Current Home Insurance.				
	\$465.25	City rental license & registration - Estimated				
	\$225.00	Water				
	\$50.00	Electric / Gas				
	\$210.00	Trash Removal				
	\$450.00	Maintenance / Misc				
	\$9,330.12	Gross - Monthly Expenses including loan payment/debt service				
		This model is for cash flow calculation. It counts principle that should go back toward equity vs expense				
	\$9,330.12	Gross Monthly Expenses (INCLUDING PRINCIPLE WHICH IS EQUITY NOT EXPENSE)				
	\$5,880.00	Monthly Loan Payment (buyer to adjust if calculating their debt service)				
	\$3,450.12	NET - Monthly Expenses (Gross Monthly Expenses-Loan Payment/debt service)				
		\$ -				
	\$2,495.00	Studio + A				
	\$2,495.00	Studio + B				
	\$2,495.00	Studio + C				
	\$2,495.00	Studio + D				
	\$1,500.00	Parking and Storage projected income (4 front and 2 rear spaces)				
	\$11,480.00	- Gross Monthly Rental Income				
	\$137,760.00	- Gross Yearly Rental Income				
	\$11,480.00	Gross Monthly rental income				
	\$3,450.12	Gross Monthly Expenses				
	\$8,029.88					
	\$96,358.55	Net Yearly Rental Income				
	\$11,480.00	Projected @ Market - Gross Monthly Rental Income				
	\$9,330.12	Projected - Gross Monthly Expenses counting principle and interest payments				
	\$2,149.88					
	\$25,798.55	Projected @ Market - Net Yearly Income after principle and interest payments				
		NOTE: PRINCIPLE IS JUST FOR CASH FLOW CALC. IT IS EQUITY, NOT EXPENSE!!!!				
	\$11,480.00	Gross Monthly Rental Income projected tenant rents				
	\$3,450.12	Net - Monthly Expenses				
	\$8,029.88	ROI / NOI (net operating income/mo after monthly expenses w/o debt service)				
	CAPX NOTE:	there are deferred capital improvements				
	\$96,358.55	Net annual income				
	\$1,295,000.00	Asking price				
	7.44%	CAP RATE (NOI/purchase\$) Projected rent.				
	9.40	Gross rent multiplier current rent \$price/gross rent				
	9.40	Gross rent multiplier upside market projected rents \$price/gross rents				