

FATHER&SON PROPERTY INVESTMENTS
3600 Brownsville Rd, Brentwood, PA 15227

Projected Financials 2026

		<u>MONTHLY</u>	<u>ANNUAL</u>
<u>INCOME</u>			
2BDRM	# 1	\$970	\$11,640
2BDRM	#2	\$1,000	\$12,000
1BDRM	#3	\$850	\$10,200
2BDRM	#4	\$1,100	\$13,200
Restaurant	(May 1st)	\$2,321	\$27,852

TOTAL **\$6,241** **\$74,892**

Shared Restaurant tax **\$2,458**
Restaurant Water/sewage fee \$343 **\$4,116**

Income Before expense **\$81,466**

Expenses

TAX \$931 \$11,175
INSURANCE \$242 \$2,900
Sewer \$550 \$6,600
Water \$400 \$4,800
Electric \$40 \$480
Gas \$170 \$2,040
REPAIRS \$292 \$3,500
Garbage \$183 \$2,196
Mgmt Fee (5%)of rent **\$3,745**

TOTAL **\$2,808** **\$33,691**

NOI **\$47,775**

Sale Price **\$562,059**
Cap Rate 8.50%