

2404 Main St, Hartford, CT - Pro Forma Profit & Loss Statement (With Vacancy)

Property Information

Purchase Price		495,000.00
Down Payment (20%)		99,000.00
Loan Amount		396,000.00
Interest Rate	6.5%	
Loan Term (Years)		25.00
Vacancy Rate	5%	
Monthly Mortgage Payment		2,677.00

Category	Monthly (\$)	Annual (\$)
Gross Rental Income	15,282.83	183,394.00
Less: Vacancy (5%)	(764.14)	(9,169.70)
Effective Gross Income	14,518.69	174,224.30
Total Operating Expenses	6,769.95	81,239.40
Net Operating Income (NOI)	7,748.74	92,984.90
Annual Mortgage Payment	2,677.00	32,124.00
Net Cash Flow (After Debt)	5,071.74	60,861.00
Cap Rate		18.79%
Cash-on-Cash Return		61.47%

Notes: Perspective buyer to do their own due diligence on property leasability. These numbers are not actual numbers and are estimates only!

2404 Main St, Hartford, CT - Income Breakdown (With Vacancy)

Space / Unit	Sq. Ft.	Rate (\$/Sq.Ft./Year	Monthly Income (\$	Annual Income (\$	Notes
First Floor (Main Commercial Space)	3,758.00	20.00	6,263.33	75,160.00	Prime commercial frontage ideal for retail, salon, or café
Second Floor	1,796.00	18.00	2,694.00	32,328.00	Perfect for spa, wellness suites, or private offices
Third Floor	995.00	18.00	1,492.50	17,910.00	Great for podcast studio, small office, or creative use
Unfinished Area	609.00	18.00	913.50	10,962.00	Flexible for storage, expansion, or new tenant build-out
Basement	1,825.00	18.00	2,737.50	32,850.00	Suitable for event space, studio, or private rental use
Office Space	788.00	18.00	1,182.00	14,184.00	Ideal for administrative, business, or consulting office
Gross Potential Income			15,282.83	183,394.00	Before vacancy and management deductions
Vacancy Adjustment (5%)			(764.14)	(9,169.70)	5% projected vacancy factor
Effective Gross Income			14,518.69	174,224.30	Net rental income after vacancy

Notes: Per Loopnet and other sources Hartford office rent is \$22.00 per SF/Yr

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2404 Main St, Hartford, CT - Income Breakdown (Barbershop + 5% Vacancy)

Space / Unit	Sq. Ft.	Rate (\$/Sq.Ft./Year	Monthly Income (\$	Annual Income (\$)	Notes
Barbershop & Salon Booth Rentals (31 stations @ \$160/week)			21,476.80	257,721.60	Replaces 1st floor lease income
Second Floor	1,796.00	18.00	2,694.00	32,328.00	Spa, wellness, or private office use
Third Floor	995.00	18.00	1,492.50	17,910.00	Office, podcast, or studio space
Unfinished Area	609.00	18.00	913.50	10,962.00	Future build-out or storage space
Basement	1,825.00	18.00	2,737.50	32,850.00	Event, storage, or creative use
Office Space	788.00	18.00	1,182.00	14,184.00	Small business or admin office
Total Gross Income			30,496.30	365,955.60	Total before vacancy
Less: Vacancy (5%)			(1,524.82)	(18,297.78)	5% projected vacancy allowance
Effective Gross Income			28,971.49	347,657.82	Adjusted for realistic occupancy

Notes: Per Loopnet and other sources Hartford office rent is \$22.00 per SF/Yr

Notes: Per Salonrenter.com stylist booth rent in Hartford is average \$175 + per week

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2404 Main St, Hartford, CT - Expense Breakdown (With Mortgage)

Expense Category	Monthly (\$)	Annual (\$)	Notes
Property Taxes	966.67	11,600.00	Based on annual property tax rate
Insurance	625.00	7,500.00	Annual commercial property insurance
Water	750.00	9,000.00	Estimated monthly utility cost
Gas	900.00	10,800.00	Heating and fuel costs
Electric	1,300.00	15,600.00	Lighting and power
Internet	500.00	6,000.00	Business-grade internet service
Maintenance	200.00	2,400.00	General repairs and upkeep
Property Management (10%)	1,528.28	18,339.36	10% of gross monthly rent (\$15,283)
Total Operating Expenses	6,769.95	81,239.36	Excludes mortgage payment
Mortgage Payment (Principal + Interest)	2,677.00	32,124.00	6.5% interest, 25-year term
Total Expenses (Including Mortgage)	9,446.95	113,363.36	Full carrying cost with debt service

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