

1549 Selwyn Summary Projected Proforma	
Gross Income	
Total Units	4
Monthly Rent	
Office	\$2,601
Unit 1 - 4Bd	\$3,868
Unit 2 - 1Bd	\$2,584
Unit 3 - 2Bd	\$2,885
Office Expense Reimbursement	\$150
Parking - 4 Spots	\$745
Total monthly income	\$12,833
Vacancy (2%)	(-\$256.66)
Total Annual Gross Income	\$150,916
Expenses	
Taxes (estimated)	\$2,471.00
Insurance	\$3,750.00
Management 3% of GOI	\$3,680.06
Water	\$3,500.00
Electric	\$1,500.00
Heating	\$3,500.00
Repair & Maintenance	\$1,500.00
Total annual Expenses	\$19,901.06
<i>Expenses per unit</i>	<i>\$4,975.26</i>
NOI	\$130,015

Project Summary:

Gut renovated Three family and office with 4 parking spaces. Leased office on a 5 year lease starting in 9/2020.

Projected Rents reflect HPD 2024 Newly Updated Payment Standards