

41 East Transit

Price	\$1,295,000.00
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		<i>proforma</i>
Total Rental Income	\$9,195	<i>\$10,650</i>
Garden	\$1,700	<i>\$2,400</i>
1F	\$1,900	<i>\$1,950</i>
1R	\$1,800	<i>\$2,200</i>
2F	\$1,600	<i>\$1,800</i>
2R	\$2,195	<i>\$2,300</i>

Monthly Expenses	Est. Costs
Water/Sewer	\$150
Electricity	\$45
Trash Removal	\$0
Insurance	695.17
Taxes	904.4
<i>Total Expenses</i>	<i>\$1,795</i>
Total	\$1,794.57

Yearly P&L	Est.
<u>Income</u>	
Gross Income	\$110,340
<u>Expenses</u>	
Water/Sewer	\$1,800
Electricity	\$540
Trash Removal	\$0
Insurance	\$8,342
Taxes	\$10,853
Total Expenses	\$21,535
NOI	\$88,805
Cap Rate	6.9%

Proforma	Est.
<u>Income</u>	
Gross Income	\$127,800
<u>Expenses</u>	
Water/Sewer	\$1,800
Electricity	\$540
Trash Removal	\$0
Insurance	\$8,342
Taxes	\$10,853
Total Expenses	\$21,535
NOI	\$106,265
Cap Rate	8.2%