

REALIZE

BROKERS & CONSULTANTS
176 Ridge St. (6-Units)

Unit Mix

176 Ridge St.		
MONTHLY	Unit Type	Landlord pays
Basement	Studio	Gas & Electricity
1st Floor Front	1 BR	Gas & Electricity
1st Floor Back	1 BR	Gas & Electricity
2nd Floor Front	1 BR	Gas & Electricity
2nd Floor Back	1 BR	Gas & Electricity
3rd Floor	1 BR	Gas & Electricity

Disclaimer: All information is deemed accurate, but not guaranteed.

Pro Forma Revenues, Expenses & Financial Information

Revenues (Proforma)	
MONTHLY	
Unit 1	\$ 725.00
Unit 2	\$ 1,000.00
Unit 3	\$ 975.00
Unit 4	\$ 875.00
Unit 5	\$ 975.00
Unit 6	\$ 800.00
Parking	\$ 160.00
Gross Monthly Revenue	\$ 5,510.00
ANNUAL	
Unit 1	\$ 8,700.00
Unit 2	\$ 12,000.00
Unit 3	\$ 11,700.00
Unit 4	\$ 10,500.00
Unit 5	\$ 11,700.00
Unit 6	\$ 9,600.00
Parking	\$ 1,920.00
Gross Annual Revenues	\$ 66,120.00
Less Vacancy Factor @5%	\$ 3,306.00
Net Annual Revenues	\$ 62,814.00
Expenses	
ANNUAL (Estimated)	
Insurance	\$ 2,700.00
Trash Removal	\$ 1,200.00
Utilities (Gas & Electric)	\$ 4,800.00
Water/Sewer	\$ 1,200.00
City Tax	\$ 5,193.07
School Tax	\$ 4,626.97
Less Maintenance Reserve @5%	\$ 3,140.70
Less Management Fee @8%	\$ 5,025.12
Total Estimated Annual Expenses	\$ 27,885.86
NOI & Cap Rate	
Net Operating Income	\$ 34,928.14

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