

REALIZE

BROKERS & CONSULTANTS

237 Ridge St. (4-Units)

Unit Mix

237 Ridge St.		
MONTHLY	Unit Type	Tenant pays
Unit 1	1 BR	None
Unit 2	1 BR	None
Unit 3	3 BR	Gas & Electricity
Unit 4	1 BR	Gas & Electricity
<i>Disclaimer: All information is deemed accurate, but not guaranteed.</i>		

Pro Forma Revenues, Expenses & Financial Information

Revenues (Proforma)		
MONTHLY		
Unit 1	\$	1,050.00
Unit 2	\$	900.00
Unit 3	\$	950.00
Unit 4	\$	700.00
Gross Monthly Revenue	\$	3,600.00
ANNUAL		
Unit 1	\$	12,600.00
Unit 2	\$	10,800.00
Unit 3	\$	11,400.00
Unit 4	\$	8,400.00
Gross Annual Revenues	\$	43,200.00
Less Vacancy Factor @5%	\$	2,160.00
Net Annual Revenues	\$	41,040.00
Expenses		
ANNUAL (Estimated)		
Insurance	\$	1,320.00
Trash Removal	\$	1,200.00
Utilities (Gas & Electric)	\$	2,160.00
Water/Sewer	\$	804.00
City Tax	\$	2,279.00
School Tax	\$	3,908.74
Less Maintenance Reserve @5%	\$	2,160.00
Less Management Fee @8%	\$	3,456.00
Total Estimated Annual Expenses	\$	17,287.74
NOI & Cap Rate		
Net Operating Income	\$	23,752.26
<i>Disclaimer: All information is deemed accurate, but not guaranteed.</i>		