

**43 Main Street Financials
Revenues (As of 09/01/2023)**

MONTHLY

Unit 1	\$	885.00
Unit 2	\$	825.00
Unit 3	\$	800.00
Unit 4	\$	800.00
Unit 5	\$	885.00
Unit 6	\$	895.00
Unit 7	\$	895.00
Unit 8	\$	900.00
Unit 9	\$	850.00

Gross Monthly Revenue	\$	7,735.00
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ANNUAL

Unit 1	\$	10,620.00
Unit 2	\$	9,900.00
Unit 3	\$	9,600.00
Unit 4	\$	9,600.00
Unit 5	\$	10,620.00
Unit 6	\$	10,740.00
Unit 7	\$	10,740.00
Unit 8	\$	10,800.00
Unit 9	\$	10,200.00

Gross Annual Revenues	\$	92,820.00
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Less Vacancy Factor @7.5%	\$	6,961.50
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Net Annual Revenues	\$	85,858.50
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Expenses

ANNUAL (Estimated, provided by owner)

Insurance	\$	3,450.00
Trash Removal	\$	1,200.00
Utilities (Gas & Electric)	\$	7,800.00
Water/Sewer	\$	2,000.00
Taxes	\$	8,000.00
Less Maintenance Reserve @5%	\$	4,292.93
Less Management Fee @7.5%	\$	6,439.39

Total Estimated Annual Expenses	\$	33,182.31
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NOI & Cap Rate

Net Operating Income	\$	52,676.19
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Valuation

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