

**43 Main Street Financials
Revenues (As of 12/08/2023)**

MONTHLY

Unit 1	\$	925.00
Unit 2	\$	825.00
Unit 3	\$	800.00
Unit 4	\$	895.00
Unit 5	\$	950.00
Unit 6	\$	895.00
Unit 7	\$	895.00
Unit 8	\$	950.00
Unit 9	\$	995.00

Gross Monthly Revenue	\$	8,130.00
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ANNUAL

Unit 1	\$	11,100.00
Unit 2	\$	9,900.00
Unit 3	\$	9,600.00
Unit 4	\$	10,740.00
Unit 5	\$	11,400.00
Unit 6	\$	10,740.00
Unit 7	\$	10,740.00
Unit 8	\$	11,400.00
Unit 9	\$	11,940.00

Gross Annual Revenues	\$	97,560.00
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Less Vacancy Factor @5%	\$	4,878.00
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Net Annual Revenues	\$	92,682.00
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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	\$	2,113.42
Taxes	\$	11,122.96
Less Maintenance Reserve @5%	\$	4,634.10
Less Management Fee @7.5%	\$	6,951.15

Total Estimated Annual Expenses	\$	37,271.63
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NOI & Cap Rate

Net Operating Income	\$	55,410.37
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Valuation

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