

Executive Financial Summary

Property Details

ADDRESS	67 Ludlow Street
OFFERING PRICE	\$3,300,000
RESIDENTIAL UNITS	20
COMMERCIAL UNITS	1
FLOORS	6
YEAR BUILT	1900
BUILDING DIMENSION	25'X67'
BLOCK & LOT	408-20
CURRENT CAP RATE	6.50%
PRICE PER UNIT	\$157,143
CURRENT GRM	8.95x

Operating Expenses

PROPERTY TAXES	\$85,785.00
WATER & SEWER	\$13,992.82
INSURANCE	\$14,657.34
GAS & ELECTRIC	\$32,109.02
MAINTENANCE	\$7,500.00
TOTAL EXPENSES	\$154,044.18

Net Operating Income

	MONTHLY	ANNUAL
GROSS RESIDENTIAL RENT	\$24,171.75	\$290,061.00
GROSS COMMERCIAL RENT	\$6,556.36	\$78,676.32
GROSS TOTAL INCOME	\$30,728.11	\$368,737.32
PROPERTY TAXES	\$7,148.75	\$85,785.10
OPERATING EXPENSES	\$5,688.26	\$68,259.18
TOTAL EXPENSES	\$12,837.01	\$154,044.18
NET OPERATING INCOME	\$17,891.10	\$214,693.20