

1216 BOLTON STREET

INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

SUGGESTED FINANCING:		LIST PRICE	425,000
Loan-to-Value	0% All cash sale	FINAL SALES PRICE	385,000
Loan Amount	-	SUGGESTED LOAN AMOUNT	-
Interest Rate	4.25%	ESTIMATED CLOSING COSTS	19,250
Term	30	TOTAL INVESTMENT	404,250
Monthly P & I	\$ -	Price Per Unit	4
		Price Per Sq.Ft.	3,600
			96,250
			107

Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
1st Flr Apt	1 BR	monthly	850	1/20/2010	850	950
2nd Flr Apt	1 BR	monthly	750	3/31/2017	750	850
3rd Flr Apt	1 BR	monthly	575	4/23/2006	700	850
4th Flr Apt	1 Br	monthly	750	8/16/2016	750	850

GRM (actual) = 10.5	Total Monthly Rental Income	3,050	3,500
GRM (market) = 9.2	Effective Annual Income	36,600	42,000

Real Estate Taxes	actual	7/1/2017	365,833	8,634	
Mid Town Special Benefits District	actual			483	
Ground Rent	actual			120	
Insurance	budget	500 per unit		2,000	
License	actual	35 per unit		140	
Lead Paint Registration Fee	actual	30 per unit		120	
Repairs & Maintenance	budget	1000 per unit		4,000	
Oil	1,200 gallons @	\$ 3.00 per gallon		3,600	
Gas	budget	75		900	
Electric	budget	50		600	
Water	actual	42 per unit per mon		1,992	
Expense/Unit= \$5,650	54%			TOTAL EXPENSES	22,589
Cap Rate= 5.04%				NET OPERATING INCOME	19,411
DCR= #DIV/0!				Less: Mortgage Payments:	-
ROI= 4.8%				Monthly Cash Flow:	\$1,618
				Annual Cash Flow:	19,411

COMPARABLE SALES

address	date sold	sales price	# units	Monthly Rent	Price per Unit	GRM
1422 Park Ave	Jan-17	550,000	6	5,885	91,667	7.8
1735 Park Ave	Mar-17	362,000	3	3,800	120,667	7.9
1700 Linden Ave	Mar-16	495,000	4	4,950	123,750	8.3
1600 Park	contract	575,000	4	5,495	143,750	8.7
1619 Park Ave	Feb-16	740,000	5	7,355	148,000	8.4



Call Ben Frederick, III, CCIM

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Seller's Exclusive Agent

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