

# 628 NORTH CHESTER STREET

## INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
628 N Chester	3300 sq. ft.	monthly	5,400	6/1/2019	1,800	1,875
Total Monthly Rental Income					1,800	1,875
Total Gross Annual Income					21,600	22,500
Vacancy/Credit Loss					5% (1,080)	(1,125)
Total Gross Annual Income					20,520	21,375
Real Estate Taxes			7/1/2022	65,100	1,536	
Ground Rent			none		0	
Insurance			budget	1500 per unit	1,500	
Leasing & Management			budget	7% of collections	1,496	
Repairs & Maintenance			budget	2,000 per unit	2,000	
Gas & Electric			passed thru	0 per month	0	
Water			passed thru	0 per unit/month	0	
Expense/Unit= \$6,533			31%			
					<b>TOTAL EXPENSES</b>	<b>6,533</b>
					<b>NET OPERATING INCOME</b>	<b>14,842</b>

## COMPARABLE SALES

address	date sold	sales price	sq. ft.	monthly rent	price per sq. ft.	GRM
2218 Monument	Apr-21	154,495	2,860		54	
2210 Monument	Aug-22	125,000	1,988		63	
2212 Monument	Aug-22	125,000	1,988		63	
2319 Monument	Oct-20	118,000	1,848		64	
625 N Duncan	Jun-21	209,350	3,000	2,500	70	7.0
2709 Monument	ACTIVE	180,000	1,800		100	
2047 Monument	ACTIVE	230,000	2,151		107	



Call Tom Fair

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mobile

**Seller's Exclusive Agent**

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