

628 NORTH CHESTER STREET

INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

Total Monthly Rental Income							
Total Monthly Rental Income 1,800 1 Total Gross Annual Income 21,600 22 Vacancy/Credit Loss 5% (1,080) (1 Total Gross Annual Income 20,520 21 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% TOTAL EXPENSES 6 NET OPERATING INCOME 14 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 2219 Monument Oct-20 118,000 1,8	Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
Total Gross Annual Income 21,600 22 Vacancy/Credit Loss 5% (1,080) (1 Total Gross Annual Income 5% (1,080) (1 Real Estate Taxes 7/1/2022 65,100 1,536 Ground Rent none 0 1,536 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% TOTAL EXPENSES 6 NET OTAL EXPENSES 6 Address A Bales price \$54 Ets \$14 Expense/Unit= \$6,533 318 monthly rent price per sq. ft. 0 C218 Monument Apr-21 154,495 monthly rent price per sq. ft. 0	628 N Chester	3300 sq. ft.	monthly	5,400	6/1/2019	1,800	1,875
Vacancy/Credit Loss 5% (1,080) (1 Total Gross Annual Income 20,520 21 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% TOTAL EXPENSES 6,7 NET OPERATING INCOME 14 COMPARABLE SALES address date sold sales price sq. ft. monthly rent price per sq. ft. 0 2218 Monument Apr-21 154,495 2,860 54 54 2210 Monument Aug-22 125,000 1,988 63 63	Total Monthly Rental Income					1,800	1,875
Total Gross Annual Income 20,520 21 Real Estate Taxes 7/1/2022 65,100 1,536 Ground Rent none 0 Insurance budget 1500 per unit 1,500 Leasing & Management budget 2,000 per unit 2,000 Repairs & Maintenance budget 2,000 per unit 2,000 Gas & Electric passed thru 0 per unit/month 0 Water passed thru 0 per unit/month 0 Expense/Unit= \$6,533 31% TOTAL EXPENSES 66 NET OPERATING INCOME 14 COMPARABLE SALES Address date sold sales price sq. ft. monthly rent price per sq. ft. 0 2218 Monument Apr-21 154,495 2,860 54 54 2212 Monument Aug-22 125,000 1,988 63 63 2212 Monument Aug-22 118,000 1,84	Total Gross Annual Income					21,600	22,500
Real Estate Taxes	Vacancy/Credit Loss				5%	(1,080)	(1,125)
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% TOTAL EXPENSES 6 NET OPERATING INCOME 14 COMPARABLE SALES Address date sold sales price sq. ft. monthly rent price per sq. ft. 0 2218 Monument Apr-21 154,495 2,860 54 54 2210 Monument Aug-22 125,000 1,988 63 63 2212 Monument Aug-22 125,000 1,988 63 64 625 N Duncan Jun-21 209,350 3,000 2,500 70 2709 Monument	Total Gross Annua	al Income				20,520	21,375
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% TOTAL EXPENSES 6. NET OPERATING INCOME 14 COMPARABLE SALES Address date sold sales price sq. ft. monthly rent price per sq. ft. 0 2218 Monument Apr-21 154,495 2,860 54 54 2210 Monument Aug-22 125,000 1,988 63 63 2212 Monument Aug-22 125,000 1,988 63 64 625 N Duncan Jun-21 209,350 3,000 2,500 70 2709 Monument ACTIVE 180,000 1,800 1,8	Real Estate Taxes			7/1/2022	65,100	1,536	
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 Expense/Unit= \$6,533 31% TOTAL EXPENSES NET OPERATING INCOME 14 Expense/Unit= \$6,533 31% SALES COMPARABLE SALES ABT OPERATING INCOME 14 COMPARABLE SALES address date sold sales price sq. ft. monthly rent price per sq. ft. 0 2218 Monument Apr-21 154,495 2,860 54 54 2212 Monument Aug-22 125,000 1,988 63 63 2319 Monument Oct-20 118,000 1,848 64 64 625 N Duncan Jun-21 209,350 3,000 2,500 70 2709 Monument ACTIVE 180,000 1,800 1,800 1,800	Ground Rent		none			0	
Repairs & Maintenance budget 2,000 per unit 2,000 Gas & Electric passed thru 0 per month 0 Expense/Unit= \$6,533 31% TOTAL EXPENSES 6 NET OPERATING INCOME 14 COMPARABLE SALES address date sold sales price sq. ft. monthly rent price per sq. ft. 0 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 2709 Monument ACTIVE 180,000 1,800 1,800 1,800	Insurance		budget	1500	per unit	1,500	
Gas & Electric passed thru 0 per month 0 Water passed thru 0 per unit/month 0 Expense/Unit= \$6,533 COMPARABLE SALES Address COMPARABLE SALES address date sold sales price sq. ft. monthly rent price per sq. ft. COMPARABLE SALES 2218 Monument Apr-21 154,495 2,860 54	Leasing & Management		budget	7%	of collections	1,496	
Water passed thru 0 per unit/month 0 Expense/Unit= \$6,533 31% C O M P A R A B L E S A L E S C O M P A R A B L E S A L E S C O M P A R A B L E S A L E S address date sold sales price sq. ft. monthly rent price per sq. ft. COMDAIN 2218 Monument Apr-21 154,495 2,860 54 </td <td colspan="2">Repairs & Maintenance</td> <td>budget</td> <td>2,000</td> <td>per unit</td> <td>2,000</td> <td></td>	Repairs & Maintenance		budget	2,000	per unit	2,000	
Expense/Unit= \$6,533 31% TOTAL EXPENSES 6,6,6,6,6,6,6,6,6,6,6,6,6,6,6,6,6,6,6,	Gas & Electric		passed thru	0	per month	0	
NET OPERATING INCOME 14 COMPARABLE SALES address date sold sales price sq. ft. monthly rent price per sq. ft. OC 2218 Monument Apr-21 154,495 2,860 54	Water		passed thru	0	per unit/month	0	
COMPARABLE SALES address date sold sales price sq. ft. monthly rent price per sq. ft. COMPARABLE SALES 2218 Monument Apr-21 154,495 2,860 54 54 54 2210 Monument Aug-22 125,000 1,988 63 63 54 2212 Monument Aug-22 125,000 1,988 63 63 54 64 64 64 625 N Duncan Jun-21 209,350 3,000 2,500 70	Expense/Unit= \$6,533 31%		31%			TOTAL EXPENSES	6,533
address date sold sales price sq. ft. monthly rent price per sq. ft. Comparison of the price per sq. ft. 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 2709 Monument ACTIVE 180,000 1,800 100					NET	NET OPERATING INCOME	
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 2709 Monument ACTIVE 180,000 1,800 100			C	OMPARABL	E SALES		
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 2709 Monument ACTIVE 180,000 1,800 100	address	date sold	sales price	sq. ft.	monthly rent	price per sq. ft.	GRM
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 2709 Monument ACTIVE 180,000 1,800 100	2218 Monument	Apr-21	154,495	2,860		54	
2319 Monument Oct-20 118,000 1,848 64 625 N Duncan Jun-21 209,350 3,000 2,500 70 2709 Monument ACTIVE 180,000 1,800 100	2210 Monument	Aug-22	125,000	1,988		63	
625 N Duncan Jun-21 209,350 3,000 2,500 70 2709 Monument ACTIVE 180,000 1,800 100	2212 Monument	Aug-22	125,000	1,988		63	
2709 Monument ACTIVE 180,000 1,800 100	2319 Monument	Oct-20	118,000	1,848		64	
	625 N Duncan	Jun-21	209,350	3,000	2,500	70	7.0
2047 Monument ACTIVE 230,000 2,151 107	2709 Monument	ACTIVE	,	1,800		100	
	2047 Monument	ACTIVE	230,000	2,151		107	



Call Tom Fair

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Seller's Exclusive Agent

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