

Annual Property Operating Data

Name 571 and 571 1/2 St. Lawrence
 Location 571 Saint Lawrence Ave
 Type of Property 2 SFR on 1 Parcel
 Size of Property 2580 gross/2 units (Sq. Ft./Units)
 Purpose Long-term rental

Acquisition Costs \$
 Loan Points
 Down Payment \$

Assessed/Appraised Values
 Land 58.000 \$
 Improvements 42.000 \$
 Personal Property 0.000 \$
 Total 100.000
 Adjusted Basis as of: _____

Existing	Balance	Payment	#Pmts./Yr.	Interest	Term
1st	\$				
2nd	\$				
Potential					
1st	\$				
2nd	\$				

ALL FIGURES ARE ANNUAL \$/SQ FT or \$/Unit % of GOI COMMENTS/FOOTNOTES

1	POTENTIAL RENTAL INCOME			\$42,000.00	Actual rental income
2	Plus: Other Income (affected by vacancy)			0.00	
3	Less: Vacancy & Cr. Losses		5	2,100.00	
4	EFFECTIVE RENTAL INCOME			\$39,900.00	
5	Plus: Other Income (not affected by vacancy)			0.00	
6	GROSS OPERATING INCOME			\$39,900.00	
OPERATING EXPENSES:					
7	Real Estate Taxes			\$ 2,418.85	
8	Personal Property Taxes			\$ 0.00	
9	Property Insurance			\$ 610.00	
10	Off Site Management			\$	
11	Payroll			\$ 0.00	
12	Expenses/Benefits			\$ 0.00	
13	Taxes/Worker's Compensation			\$ 0.00	
14	Repairs and Maintenance	10		\$ 3,990.00	Assuming 10% of effective rent
Utilities:					
15	Sewer			\$ 897.00	2022 Numbers
16					
17				\$	
18					
19	Accounting and Legal			\$ 0.00	
20	Licenses/Permits			\$ 0.00	
21	Advertising			\$ 0.00	
22	Supplies			\$ 0.00	
23	Miscellaneous Contract Services:			\$	
24					
25				\$	
26				\$	
27				\$	
28				\$	
29	TOTAL OPERATING EXPENSES			\$ 7,915.85	
30	NET OPERATING INCOME			\$ 31,984.15	
31	Less: Annual Debt Service				
32	Less: Funded Reserves			\$	
33	Less: Leasing Commissions			\$	
34	Less: Capital Additions			\$	
35	CASH FLOW BEFORE TAXES			31,984.15	

The statements and figures herein, while not guaranteed, are secured from sources we believe accurate. Buyers to verify all information.

02/22/24 Prepared by: *Don Speedie*
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