

**150 Church St**

		Annual
Income	Rental Income	\$ 52,800
Expenses	Annual Recurring Operating Expenses	\$ 8,004
	2025 Property Taxes	2,552
	2025 Insurance	3,000
	<b>Total Operating Expenses</b>	<b>\$ 13,556</b>
	<b>NOI</b>	<b>\$ 39,244</b>
Inputs	Current Asking Price	\$ 510,000
	Remodel	
	Net total	<b>\$ 510,000</b>
	Operating Expense Factor	<b>25.67%</b>
	Projected Cap Rate at Asking Price	<b>7.69%</b>

Unit	Sqft	Actual	
A	1,250	\$ 1,100	2bd/1.5 bath
B	1,250	\$ 1,100	2bd/1.5 bath
C	1,250	\$ 1,100	2bd/1.5 bath
D	1,250	\$ 1,100	2bd/1.5 bath
		5,000	\$ 4,400

Expenses	
pest control	\$35.00
Monthly Estimates for	
Repairs &	
Maintenance	\$200.00
Utilities	\$330.00
lawncare	\$102.00
Total Monthly	\$667.00



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