7346 State RTE 15 Multi Family Investment

Rent Roll - St Libory	Current Rents	Projected
Unit 100	$850.00	$950.00
Unit 101	$625.00	$750.00
Unit 103	$600.00	$625.00
Unit 105	$800.00	$850.00
Unit 201	$750.00	$850.00
Unit 202	$550.00	$850.00
Unit 203	$750.00	$850.00
Unit 204	$800.00	$850.00
Total Rents	**$5,725.00**	**$6,575.00**
1% Rule Est. Value	$572,500.00	$657,500.00
Asking Price	$540,000.00	$540,000.00
Yearly Rent	$68,700.00	$78,900.00
Yearly Expenses (est)	$23,531.00	$24,000.00
Net Income	$45,169.00	$54,900.00
Cap Rate	8.36%	10.17%

Parking Lot
Side parking building
20 cars total

Cap Ex	**Age**
Roof	2024
HVAC	varies
Plumbing	20 yrs
Electrical	20 yrs
Windows	15 yrs
Siding	NA

Owner's Signature:

Unit Mix and Details	**Sqft.**	**Bed**	**Bath**
Unit 100	800	1	1
Unit 101	800	2	1
Unit 103	500	1	1
Unit 105	800	2	1
Unit 201	800	2	1
Unit 202	800	2	1
Unit 203	800	2	1
Unit 204	800	2	1

Ocupany	**Occupied/Vacant**	**Lease Start**	**Lease Expiration**
Unit 100	Occupied		MTM
Unit 101	Occupied		MTM
Unit 103	Occupied		MTM
Unit 105	Occupied		MTM
Unit 201	Occupied		MTM
Unit 202	Occupied		MTM
Unit 203	Occupied		MTM
Unit 204	Occupied		MTM

Expense Estimates	
Property Taxes (2025)	$7,691.56
Insurance	$3,400.00
Maintenance	$1,800.00
Owner Paid Trash	$1,440.00
Owner Paid Electric	$780.00
Owner Paid Water	$500.00
Yard Mainteance	$1,050.00
Vacancy (10%)	$6,870.00
Total Yearly Expenses	**$23,531.56**