

Unit #	#Beds	#Baths	Sqft	Expenses/Mo Avg	Current Rent	Projected Rent	Security Deposit	Lease Expiration	Notes, Current Condition, Recent Repairs Completed
149-A	2	1.5	804	\$ 167	\$ 1,350	\$ 1,500	\$ 1,350	2025-04-01	
149-B	2	1.5	804	\$ 167	\$ 1,400	\$ 1,500	\$ 1,400	2026-01-01	
149-C	2	1.5	804	\$ 167	\$ 1,400	\$ 1,500	\$ -		MTM
149-D	2	1.5	804	\$ 167	\$ 1,400	\$ 1,500	\$ 1,400	2025-06-01	
	8	6	3216	\$ 668	\$ 5,550	\$ 6,000	\$ 4,150		

Summary of what the monthly expenses listed included

All ordinary repairs and maintenance. The Unit B in 143 Robbins is occupied by a superintendent who in exchange for living rent fee handles all maintenance at all Robbins properties, including cost of materials. (1400/14units = 100 per unit)
Garbage: \$318/mo shared with 14 total units
Water Sewer: \$176/mo

Expenses	\$ 8,016
Insurance	\$ 1,250
Taxes	\$ 4,188
Total Annual Exp	\$ 13,454
Gross Income	\$ 66,600
Net Income	\$ 53,146
Projected Gross Income	\$ 72,000
Projected Net Income	\$ 58,546
Sales Price	\$ 795,000
Actual Cap %	6.69%
Projected Cap %	7.36%

Annual Expenses Not Included with Average Monthly Expenses for this Building

Tax: \$4188.78
Insurance: \$1250
Electric for Laundry: \$69/mo but the coin laundry income washes that out.