

24 Rock St. Cold Spring NY

CAP Analysis

Client Supplied Expenses. Revenues Estimated Based on Local Averages

Market Annual Leases Unfurnished <i>as is, unfurnished, at market rates</i>			Buyer Opportunity - 1 Annual Lease <i>Minor upgrades and space utilization</i>			Buyer Opportunity - 2 Sub-Annual Lease Furnished <i>STR 72% Utilization</i>		
Revenue	Monthly	Annual	Revenue	Monthly	Annual	Revenue	Monthly	Annual
Apartment - 2 Bed Rm	\$ 2,500	\$ 30,000	Apartment - 2 Bed Rm	\$ 2,750	\$ 33,000	Apartment - 2 Bed Rm	\$ 4,500	\$ 38,340
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Apartment - 2 Bed Rm	\$ 2,500	\$ 30,000	Apartment - 2 Bed Rm	\$ 2,750	\$ 33,000	Apartment - 2 Bed Rm	\$ 4,500	\$ 38,340
			Attic	\$ 500	\$ 6,000	Attic	\$ 500	\$ 6,000
			Basement	\$ 500	\$ 6,000	Basement	\$ 500	\$ 6,000
Total Revenue	\$ 7,500	\$ 90,000	Total Revenue	\$ 9,250	\$ 111,000	Total Revenue	\$ 14,500	\$ 127,020
Expenses			Expenses			Expenses		
Taxes		\$ 13,750	Taxes		\$ 13,750	Taxes		\$ 13,750
Water & Sewer		\$ 3,000	Water & Sewer		\$ 3,000	Water & Sewer		\$ 3,000
Insurance		\$ 3,600	Insurance		\$ 3,600	Insurance		\$ 3,600
Utilities - Common - Electric		\$ 1,700	Utilities - Common - Electric		\$ 1,700	Utilities - Common - Electric		\$ 1,700
Total Expenses		\$ 22,050	Total Expenses		\$ 22,050	Total Expenses		\$ 22,050
Earnings - EBITDA			Earnings - EBITDA			Earnings - EBITDA		
Revenue		\$ 90,000	Revenue		\$ 111,000	Revenue		\$ 127,020
Expense		\$ 22,050	Expense		\$ 22,050	Expense		\$ 22,050
Income		\$ 67,950	Income		\$ 88,950	Income		\$ 104,970
Cap Rate	Property Valuation		Cap Rate	Property Valuation		Cap Rate	Property Valuation	
5%	\$1,359,000		5%	\$1,779,000		5%	\$2,099,400	
6%	\$1,132,500		6%	\$1,482,500		6%	\$1,749,500	
7%	\$970,714		7%	\$1,270,714		7%	\$1,499,571	
8%	\$849,375		8%	\$1,111,875		8%	\$1,312,125	