

INVESTMENT PRICING CALCULATOR

Property Address - 502 Ontario St Bethlehem PA

Monthly Rental Income	
Unit #1	\$1,150.00
Unit #2	\$1,150.00
Unit #3	\$1,150.00
Unit #4	\$1,150.00
Unit #5	
Unit #6	\$1,150.00
Unit #7	
Unit #8	
Unit #9	
Unit #10	
Unit #11	
Unit #12	
Unit #13	
Unit #14	
Total Income	\$5,750.00

Annual Operating Expenses	
Real Estate Taxes	\$6,400.00
Insurance	\$3,000.00
Electric	\$720.00
Water	\$2,800.00
Sewer	
Trash	\$2,400.00
Heating	
Maintenance	\$2,000.00
Licensing	
Permits	\$250.00
Inspections	
Solar Panel Lease	
Other Expense1	
Other Expense 2	
Total Expenses	\$17,570.00

Summary Gross Income to NET Income	
Total Gross Income	\$69,000.00
Total Operating Expenses	\$17,570.00
*Vacancy at 5%	\$3,450.00
Total NET Income	\$47,980.00

Notes:

Unit 5 vacant. Units 7 /8 are owner occupied and have been slightly modified to create 1 unit. Some simple framing to door ways and drywall along with kitchen re-installed to make it whole again.

Prepared By	Date
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