

INVESTMENT PRICING CALCULATOR

Property Address - 502 Ontario St Bethlehem PA

Projected Monthly Rental Income

Unit #1	\$1,250.00
Unit #2	\$1,400.00
Unit #3	\$1,350.00
Unit #4	\$1,400.00
Unit #5	\$1,200.00
Unit #6	\$1,200.00
Unit #7	\$1,400.00
Unit #8	\$1,200.00
Unit #9	
Unit #10	
Unit #11	
Unit #12	
Unit #13	
Unit #14	
Total Income	\$10,400.00

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	\$124,800.00
Total Operating Expenses	\$17,570.00
*Vacancy at 5%	\$6,240.00
Total NET Income	\$100,990.00

Notes:

Projected at full occupancy of market value and units 7 and 8 seperated and rented at \$1400 and \$1200 monthly.

Prepared By

Date