

Property Name 45 Lancaster St.
 Location Cohoes, NY
 Type of Property 9 unit multi-family
 Size of Property 6,100 sf (Sq. Ft./Units)

Annual Property Operating Data

Purchase Price 575,000.00
 Plus Acquisition Costs _____
 Plus Loan Fees/Costs _____
 Less Mortgages _____
 Equals Initial _____

Purpose of analysis _____

Assessed/Appraised Values
 Land 21,500
 Improvements 90,400
 Personal Property _____
 Total 111,900

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st	_____	_____	_____	_____	_____	_____
2nd	_____	_____	_____	_____	_____	_____

Adjusted Basis as of: _____

	\$/SQ FT or \$/Unit	% of GOI		COMMENTS/FOOTNOTES
ALL FIGURES ARE ANNUAL				
1			POTENTIAL RENTAL INCOME	<u>72,420</u> Apt 1 1br \$695 10/1/21
2			Less: Vacancy & Cr. Losses	<u>3,621</u> Apt 2 1br \$725 12/31/21
3			EFFECTIVE RENTAL INCOME	<u>68,799</u> Apt 3 1br \$670 monthly
4			Plus: Other Income (collectable)	<u>1,560</u> Apt 4 1br \$625 monthly
5			GROSS OPERATING INCOME	<u>70,359</u> Apt 5 1br \$695 5/31/21
OPERATING EXPENSES:				
7			Real Estate Taxes	<u>7,132</u> Apt 6 1br \$675 5/31/21
8			Personal Property Taxes	Apt 7 1br \$625 monthly
9			Property Insurance	<u>2,600</u> Apt 8 1br \$725 5/31/21
10			Off Site Management	Apt 9 stu. \$600 6/31/21
11			Payroll	
12			Expenses/Benefits	monthly rent \$ 6,035.00
13			Taxes/Worker's Compensation	Yearly rent \$72,420.00
14			Repairs and Maintenance	
Utilities:				
15			electric - common area	<u>1,300</u> tenants pay their own utilities
16			water/sewer	<u>1,550</u>
17				
18				
19			Accounting and Legal	<u>500</u>
20			Licenses/Permits	
21			Advertising	
22			Supplies	
Miscellaneous Contract Services:				
24			Fire alarm monitoring	<u>1,200</u>
25			Cleaning	<u>300</u>
26			Trash	<u>486</u>
27			Snow removal	<u>250</u>
28			office	<u>200</u>
29			TOTAL OPERATING EXPENSES	<u>19,268 -</u>
30			NET OPERATING INCOME	<u>51,090 -</u>
31			Less: Annual Debt Service	-
32			Less: Participation Payments (from Assumptions)	-
33			Less: Leasing Commissions	-
34			Less: Funded Reserves	-
35			CASH FLOW BEFORE TAXES	-

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Prepared for: _____

Prepared by: _____