

Prepared By: CHRE  
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Washington St Apartments Appraised @ \$458.6k

			1	2	3
# 3 Bedrooms	8 per owner				
3 Bed Monthly Rent	\$ 525.00 per owner	Scheduled	\$ 91,200.00	\$ 95,760.00	\$ 100,548.00
# 2 Bedrooms	8 per owner	Vacancy	\$ (9,120.00)	\$ (9,576.00)	\$ (10,054.80)
2 Bed Monthly Rent	\$ 425.00 per owner	Gross Income	\$ 82,080.00	\$ 86,184.00	\$ 90,493.20
Monthly Water	\$ 1,000.00 @62.5/door	Water	\$ (12,000.00)	\$ (12,000.00)	\$ (12,000.00)
Yearly Insurance	\$ 4,400.00 @ \$275/door/year	Insurance	\$ (4,400.00)	\$ (4,400.00)	\$ (4,400.00)
Taxes	\$ 12,544.00 2018 estimated	Taxes	\$ (12,544.00)	\$ (12,544.00)	\$ (12,544.00)
Vacancy	10% assumed	Maintenance	\$ (8,208.00)	\$ (8,618.40)	\$ (9,049.32)
Maintenance	10% assumed	NOI	\$ 44,928.00	\$ 48,621.60	\$ 52,499.88
Cap Rate	9.50% market DCF		<b>\$502,494.09</b>	\$ 41,030.14	\$ 40,550.95
				\$ 420,913.01	

