

<i>612 S Broad St</i>	<i>Unit Type</i>		<i>RENT</i>
commercial - smoke shop	5YR LEASE - Dec 2022	Occupied	2,000
Apt 1	2 bedroom - month to month	Occupied	1,750
Apt 2	3 bedroom - vacant	vacant	2,600
Garage parking			175
Total Units	3		
Monthly Income			6,525
Average Rent per Unit			
ANNUAL INCOME			78,300
<i>Estimated Expenses</i>			
Taxes			10,305
Insurance			3,700
Water / Sewer			1,380
HVAC Heat	all separate - newer units		
Common Electric /Gas			
Maint fee			
Mgmt / Super fee			
Vacancy Rate		4%	3,132
Total Expenses			18,517
Net Operating Income			59,783
<i>Financial Information</i>			
Minor Renovation Cost			
Total Cost of Property			749,000
Cash Flow			59,783



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