



49 PLYMOUTH ROAD • STAMFORD, CONNECTICUT 06906

FINANCIAL INFORMATION

	ACTUAL	
Current Property Market Value (Listing Price)	\$	1,075,000.00
Annual Gross Rents		88,800.00
Additional Revenue (Laundry, Parking etc)		0.00
Total Gross Revenue	\$	88,800.00 100%
Property Taxes		11,916.64
Water and Sewer (approximate)		2,079.79
Insurance		3,459.00
Utilities (Gas and Electric - tenants pay own utilities)		0.00
Other		0.00
% General Maintenance & Repairs		4,440.00 5%
% Vacancy (currently fully occupied)		0.00 0%
% Management (self-managed)		0.00 0%
Total Annual Expenses		21,895.43 25%
NET OPERATING INCOME (NOI)	\$	66,904.57 75%
Gross Revenue Less Expenses		
% Down Payment		1,075,000.00 100%
Closing Costs (Legal, Appraisal, Mortgage etc)		21,500.00 2%
TOTAL CLOSING COSTS (Cash Invested)	\$	1,096,500.00
Downpayment Plus Closing Costs		
Annual Debt Service (Mortgage Payments)		
NET OPERATING INCOME AFTER DEBT SERVICE	\$	66,904.57
Net Operating Income Less Debt Service		
CASH ON CASH RETURN ON INVESTMENT (ROI)		6.1%
NOI After Debt Service / Cash Invested		
CAPITALIZATION RATE (Cap Rate)		6.2%
NOI / Market Value		
GROSS RENT MULTIPLIER (GRM)		12.1
Market Value / Gross Rent		