



FINANCIAL INFORMATION | 269 JACKSON STREET, WINDHAM, CONNECTICUT

Current Property Market Value (Listing Price)			\$ 290,000.00
Annual Gross Rents	33,600.00		
Additional Revenue (Laundry, Parking etc)	0.00		
Total Gross Revenue	\$ 33,600.00	100%	
Property Taxes	5,811.00		
Water and Sewer (approximate)	1,020.00		
Insurance	3,240.00		
Utilities (Gas and Electric - tenants pay own utilities)	0.00		
Other	0.00		
% General Maintenance & Repairs	1,680.00	5%	
% Vacancy (currently fully occupied)	1,680.00	5%	
% Management (self-managed)	0.00	0%	
Total Annual Expenses	13,431.00	40%	
NET OPERATING INCOME (NOI)	\$ 20,169.00	60%	
Gross Revenue Less Expenses			
% Down Payment	290,000.00	100%	
Closing Costs (Legal, Appraisal, Mortgage etc)	11,600.00	4%	
TOTAL CLOSING COSTS (Cash Invested)	\$		
Downpayment Plus Closing Costs	301,600.00		
Annual Debt Service (Mortgage Payments)			
NET OPERATING INCOME AFTER DEBT SERVICE	\$ 20,169.00		
Net Operating Income Less Debt Service			
CASH ON CASH RETURN ON INVESTMENT (ROI)	6.7%		
NOI After Debt Service / Cash Invested			
CAPITALIZATION RATE (Cap Rate)	7.0%		
NOI / Market Value			
GROSS RENT MULTIPLIER (GRM)	8.6		
Market Value / Gross Rent			

Annual gross rents have been calculated using a market value rent assumption of \$1,150.00 per month for Unit #1 (Owner's Unit - Downstairs) which will be delivered vacant on closing. Current below market value rents are used to complete the calculation at \$875.00 per month for Unit #2 (Duplex One Bedroom Unit) and \$775.00 per month for Unit #3 (Upstairs One Bedroom Unit).

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