



THE
TARALLO TEAM
 AT PARK STERLING REALTY

12 SCOTT PLACE • STAMFORD, CONNECTICUT 06902

	ACTUAL	
Current Property Market Value (Listing Price)	\$ 650,000.00	
Annual Gross Rents	57,000.00	
Additional Revenue (Laundry, Parking etc)	0.00	
Total Gross Revenue	\$ 57,000.00	100%
Property Taxes	7,847.10	
Water and Sewer	1,650.00	
Insurance	2,902.00	
Utilities (Gas and Electric - tenants pay own utilities)	0.00	
Other	0.00	
% General Maintenance & Repairs	2,850.00	5%
% Vacancy (currently fully occupied)	0.00	0%
% Management (self-managed)	0.00	0%
Total Annual Expenses	15,249.10	27%
NET OPERATING INCOME (NOI) Gross Revenue Less Expenses	\$ 41,750.90	73%
% Down Payment	650,000.00	100%
Closing Costs (Legal, Appraisal, Mortgage etc)	19,500.00	3%
TOTAL CLOSING COSTS (Cash Invested)	\$	
Downpayment Plus Closing Costs	669,500.00	
Annual Debt Service (Mortgage Payments)		
NET OPERATING INCOME AFTER DEBT SERVICE Net Operating Income Less Debt Service	\$ 41,750.90	
CASH ON CASH RETURN ON INVESTMENT (ROI) NOI After Debt Service / Cash Invested	6.2%	
CAPITALIZATION RATE (Cap Rate) NOI / Market Value	6.4%	
GROSS RENT MULTIPLIER (GRM) Market Value / Gross Rent	11.4	