



# The Tarallo Real Estate Team

49 PLYMOUTH ROAD • STAMFORD, CONNECTICUT 06906

## FINANCIAL INFORMATION

	ACTUAL	
Current Property Market Value (Listing Price)	\$	1,100,000.00
Annual Gross Rents		88,800.00
Additional Revenue (Laundry, Parking etc)		0.00
<b>Total Gross Revenue</b>	<b>\$</b>	<b>88,800.00</b> <b>100%</b>
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%
<b>Total Annual Expenses</b>		<b>21,895.43 25%</b>
<b>NET OPERATING INCOME (NOI)</b> Gross Revenue Less Expenses	<b>\$</b>	<b>66,904.57 75%</b>
% Down Payment		1,100,000.00 100%
Closing Costs (Legal, Appraisal, Mortgage etc)		22,000.00 2%
<b>TOTAL CLOSING COSTS (Cash Invested)</b>	<b>\$</b>	
Downpayment Plus Closing Costs		<b>1,122,000.00</b>
Annual Debt Service (Mortgage Payments)		
<b>NET OPERATING INCOME AFTER DEBT SERVICE</b> Net Operating Income Less Debt Service	<b>\$</b>	<b>66,904.57</b>
<b>CASH ON CASH RETURN ON INVESTMENT (ROI)</b> NOI After Debt Service / Cash Invested		<b>6.0%</b>
<b>CAPITALIZATION RATE (Cap Rate)</b> NOI / Market Value		<b>6.1%</b>
<b>GROSS RENT MULTIPLIER (GRM)</b> Market Value / Gross Rent		<b>12.4</b>