FINANCIALS

PRICE GROUP | COMPASS

211 LORRAINE AVE | MONTCLAIR

UNIT	TENANT	RENT	LEASE END	SECURITY DEP
1		$ 1,904.45	9*/30/24	$2,856.67
2		$ 1,217.00	4/30/24	$1,825.50
3		$ 1,568.25	3/31/24	$2,352.37
4		$ 1,758.00	3/31/24	$2,367.00
5		$ 1,295.00	7/31/24	$1,942.50
	TOTAL MONTHLY:	**$ 7,742.70**		
	TOTAL YEARLY:	**$ 92,912.40**		
EXPENSES:				
Taxes	$ 24,826.10			
Sewer	$ 771.46			
Insurance	$ 4,581.00			
Groundskeeping	$ 350.00			
Maintenance	$ 5,275.00			
Electric	$ 1,126.26			
Gas				
Water	$ 818.73			
TOTAL:	**$ 37,748.55**			
	Sales Prices		**CAP Rate**	
	No Vacancy	**5% Vacancy**	**No Vacancy**	**5% Vacancy**
Net Income	**$ 55,164**	**$ 50,518**	**$ 55,164**	**$ 50,518**
850k Price	$ 850,000	$ 850,000	6.5%	5.9%