

# 135 S Minneapolis - Fourplex

## UNIT MIX / CURRENT RENT

UNIT TYPE	UNITS	UNIT MX	SQ. FT.	RENTABLE SQ.FT.	\$ RENT / UNIT	\$ RENT / SQ. FT.	MONTHLY RENT
Unit 1	1	25.0%	729	729	\$525	\$0.72	\$525
Unit 2	1	25.0%	729	729	\$495	\$0.68	\$495
Unit 3	1	25.0%	729	729	\$495	\$0.68	\$495
Unit 4	1	25.0%	729	729	\$495	\$0.68	\$495
Laundry Income							\$80
<b>TOTAL / AVERAGE</b>	<b>4</b>	<b>100.0%</b>	<b>729</b>	<b>2,916</b>	<b>\$523</b>	<b>\$0.72</b>	<b>\$2,090</b>

ANNUAL INCOME	PROFORMA	PER UNIT
Gross Potential Rental Income	\$25,080	\$6,270
Effective Rental Income	\$25,080	\$6,270
Vacancy	5%	-\$1,254 (\$314)
<b>Total Effective Gross Income</b>	<b>\$23,826</b>	<b>\$5,957</b>

ANNUAL EXPENSES	PROFORMA	PER UNIT	PERCENT OF E.G.I.	
Real Estate Taxes	\$964	\$241	4.0%	Actuals
Insurance	\$794	\$198	3.3%	Actuals
Management Fee	\$1,906	\$477	8.0%	Actuals
Landscaping	\$560	\$140	2.4%	\$35/unit twice a month for eight months
<b>Utilities</b>				
Electric		\$153	0.0%	
Gas		\$0	0.0%	
Trash		\$61		
Water		\$247	0.0%	
<b>Total Utilities</b>	<b>\$1,844</b>	<b>\$461</b>	<b>7.7%</b>	Actual electric cost for house meter, market average for water
<b>Repairs &amp; Maintenance</b>				
Pest Control		\$0	0.0%	
Trash Removal		\$0	0.0%	
Painting		\$0	0.0%	
Carpet Cleaning		\$0	0.0%	
Other Repairs & Maintenance		\$0	0.0%	
<b>Total Repairs &amp; Maintenance</b>	<b>\$1,668</b>	<b>\$417</b>	<b>7.0%</b>	Market Average
<b>General &amp; Administrative</b>				
Advertising / Promotions		\$0	0.0%	
Misc. General & Administrative		\$0	0.0%	
<b>Total General &amp; Administrative</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>	Accounting, advertising, (Paid by Point Guard)
<b>Total Expenses</b>	<b>\$7,736</b>	<b>\$1,934</b>	<b>32.47%</b>	
<b>Stabilized Net Operating Income</b>	<b>\$16,091</b>	<b>\$4,023</b>	<b>67.53%</b>	

## CAP RATE ANALYSIS

8.50%	\$189,301	\$47,325
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