

4417-19 Floriss

Cap Rate **13.02%** **Riahna & Matt Kastner**

\$98,000 \$0 \$2,500
 Acquisition Improvements Closing Costs

\$100,500
 =
 Total Invested
 as Detailed

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ST. LOUIS REAL ESTATE SOCIETY
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These numbers and analysis are for information purposes only. They are merely one snapshot of many possible for the building. All Buyers and Sellers should do their own analysis as they see fit.

RENT ROLL			4 # of Units	2.50% Inflation Rate				
Unit Count	Unit #	Unit Notes	Year 1	Year 2	Year 3	Year 4	Year 5	
Unit 1	4417	1 bed, 1 bath	\$500.00	\$512.50	\$525.31	\$538.45	\$551.91	
+ Unit 2	4417 #A	2 bed, 1 bath	\$600.00	\$615.00	\$630.38	\$646.13	\$662.29	
+ Unit 3	4419	1 bed, 1 bath	\$500.00	\$512.50	\$525.31	\$538.45	\$551.91	
+ Unit 4	4419 # A	2 bed, 1 bath	\$600.00	\$615.00	\$630.38	\$646.13	\$662.29	
Monthly Gross Rental Income (MGRI)			\$2,200.00	\$2,255.00	\$2,311.38	\$2,369.16	\$2,428.39	

ANNUAL INCOME							
Income Description	Rate	Note	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Rental Income (GRI)		(MGRI * 12)	\$26,400.00	\$27,060.00	\$27,736.50	\$28,429.91	\$29,140.66
- Vacancy & Uncollected Rent	10.00%	of GRI	-\$2,640.00	-\$2,706.00	-\$2,773.65	-\$2,842.99	-\$2,914.07
Effective Rental Income (ERI)			\$23,760.00	\$24,354.00	\$24,962.85	\$25,586.92	\$26,226.59
+ Laundry Income			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Parking Income			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Vending Income			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Income			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Gross Operating Income (GOI)			\$23,760.00	\$24,354.00	\$24,962.85	\$25,586.92	\$26,226.59

ANNUAL OPERATING EXPENSES							
Income Description	Rate	Note	Year 1	Year 2	Year 3	Year 4	Year 5
Property Taxes		2017 Actual	\$506.33	\$518.99	\$531.96	\$545.26	\$558.89
+ Insurance		Actual	\$478.35	\$490.31	\$502.57	\$515.13	\$528.01
+ Water		Actual	\$818.20	\$838.66	\$859.62	\$881.11	\$903.14
+ Sewer		Actual	\$1,370.62	\$1,404.89	\$1,440.01	\$1,476.01	\$1,512.91
+ Trash		Actual	\$579.00	\$593.48	\$608.31	\$623.52	\$639.11
+ Electric		Actual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Gas		Actual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Cable & Internet		Actual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Lawn care & Snow Removal		Actual	\$622.50	\$638.06	\$654.01	\$670.36	\$687.12
+ Maintenance	5.00%	of GOI	\$1,320.00	\$1,353.00	\$1,386.83	\$1,421.50	\$1,457.03
+ Capital Improve. Reserves	5.00%	of GOI	\$1,320.00	\$1,353.00	\$1,386.83	\$1,421.50	\$1,457.03
+ Leasing Fees	50.00%	of units turnover	\$1,100.00	\$1,127.50	\$1,155.69	\$1,184.58	\$1,214.19
+ Occ. Permits for Units Lease	\$90.00	cost per permit	\$180.00	\$184.50	\$189.11	\$193.84	\$198.69
+ Property Management	10.00%	of GOI	\$2,376.00	\$2,435.40	\$2,496.29	\$2,558.69	\$2,622.66
Operating Expenses (OE)		Sum of above	\$10,671.00	\$10,937.78	\$11,211.22	\$11,491.50	\$11,778.79

CASH FLOW & RETURNS (CASH PURCHASE)

<i>Income Description</i>	<i>Note</i>	<i>Year 1</i>	<i>Year 2</i>	<i>Year 3</i>	<i>Year 4</i>	<i>Year 5</i>
Gross Operating Income (GOI)		\$23,760.00	\$24,354.00	\$24,962.85	\$25,586.92	\$26,226.59
- Operating Expenses (OE)		-\$10,671.00	-\$10,937.78	-\$11,211.22	-\$11,491.50	-\$11,778.79
Net Operating Income (NOI)	<i>Cash Flow</i>	\$13,089.00	\$13,416.23	\$13,751.63	\$14,095.42	\$14,447.81
Cash on Cash Return	<i>NOI / Total Inv.</i>	13.02%	13.35%	13.68%	14.03%	14.38%

FINANCING AND SHORT & LONG-TERM ANALYSIS

St. Louis Real Estate Society offers more detailed versions of this analysis for our clients, but our public forms do not get into any details beyond looking at the annual cash flow and cap rate. The above analysis is for information purposes only and you are encouraged to do your own math and run your own projections. They are merely one snapshot of many possible for the building.