



Single Family 3 Bdrm, 3 1/2 Baths	
221 Curtis St., Rochester, NY 14606	
Purchase Price:	\$24,000.00
Estimated Closing Costs:	\$2,100.00
Rehab Price:	\$6,000.00
TOTAL ESTIMATED ACQUISITION COST	\$32,100.00
Lot Size:	60' x 110'
Square Footage:	1,857
Assessed Value:	\$43,000.00

	Monthly	Annual	Notes
Gross Rental Income:			
Rent	\$825.00	\$9,900.00	
Total Rent	\$825.00	\$9,900.00	
Expenses:			
Vacancy Allowance 5%	\$41.25	\$495.00	
Maintenance Allowance 10%	\$82.50	\$990.00	
County Taxes	\$42.00	\$503.94	
School/Property Taxes	\$124.67	\$1,496.09	
Insurance	\$21.17	\$254.00	Premium will vary based on provider
Water/Sewer	\$-	\$-	Tenants Pay
Gas	\$-	\$-	Tenants Pay
Electricity	\$-	\$-	Tenants Pay
Less Property Management 10%	<u>\$82.50</u>	<u>\$990.00</u>	
Total Expenses	\$394.09	\$4,729.03	
Net Operating Income:	\$430.91	\$5,170.97	
CAP Rate:		16.11%	