

58-60 McNair
ProForma
For the 12 months ending December 31

REVENUE	<u>2021</u> 12 Months Actual	<u>2022</u> Assuming Owner Suite Leased	<u>2022</u> Pro Forma Market Rent/ Additon of Basement Apartments
58 Upper	\$ 22,282	\$ 22,728	\$ 34,200
58 Lower	19,929	20,328	34,200
60 Upper	Owner Occupied	30,000	34,200
60 Lower	22,080	22,522	34,200
Laundry Income			2,400
Basement (2 Units)	-	-	48,000 Annual
Total Revenue	<u>\$ 64,291</u>	<u>\$ 95,577</u>	<u>\$ 139,200</u>
EXPENSES			
Gas - includes boiler rental of \$220/ month	5,483	5,620	6,620
Hydro - common area only	471	495	595
Water (2 Bulk Meters)	2,829	2,914	3,414
Realty Taxes	12,110	12,534	12,534
Insurance	8,060	8,463	8,463
Management Fees	3,215	4,779	6,960
Repairs & Maintenance	1,927	2,400	2,400
Snow /Lawn Maintenance	1,790	1,800	1,800
General & Office	<u>350</u>	<u>350</u>	<u>350</u>
Total Expenses	<u>36,235</u>	<u>39,355</u>	<u>43,136</u>
NET INCOME - December 31	<u>\$ 28,056</u>	<u>\$ 56,222</u>	<u>\$ 96,064</u>

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