

58 10th Ct

Rent Income

	Payment Date	Payer	Amount	Unit	Platform	Notes
1/27 - 8/29	01/30/2024	Z***h	\$3,480.67	#A	Airbnb	Reservation Z***h 01/27-03/09
	03/04/2024	Z***h	\$2,516.27	#A	Airbnb	Z***h payment #2
	03/20/2024	W***e	\$1,500.00	#A	Zelle	Reservation W***e 04/07-05/31
	03/20/2024	W***e	\$1,500.00	#A	Zelle	Reservation W***e 04/07-05/31
	03/21/2024	W***e	\$1,500.00	#A	Zelle	Reservation W***e 04/07-05/31
	03/22/2024	W***e	\$1,500.00	#A	Zelle	Reservation W***e 04/07-05/31
	03/28/2024	W***e	\$1,036.00	#A	Zelle	Reservation W***e 04/07-05/31
	05/28/2024	A***m	\$3,000.00	#A	Zelle	Reservation A***m 06/28-07/28
	05/28/2024	A***m	\$500.00	#A	Zelle	Reservation A***m 06/28-07/28
	05/28/2024	A***m	\$1,050.00	#A	Zelle	Reservation A***m 06/28-07/28
	06/17/2024	V***a	\$1,881.80	#A	Airbnb	Reservation V***a 06/15-06/28
08/05/2024	K***m	\$3,175.78	#A	Airbnb	Reservation K***m 08/01-08/29	
1/27 - 9/3	01/30/2024	Z***h & C***a	\$3,185.75	#B	Airbnb	Reservation C***a 01/27-03/03
	03/04/2024	C***a	\$702.77	#B	Airbnb	Reservation C***a extended stay 03/17
	03/13/2024	C***a	\$988.79	#B	Airbnb	#B reservation C***a extended stay until 03/31
	03/29/2024	C***a	\$416.74	#B	Airbnb	Payment for extended stay until 03/31
	04/04/2024	M***d	\$3,254.35	#B	Airbnb	Reservation M***d 04/01-05/01
	05/01/2024	G***a	\$4,031.32	#B	Airbnb	Reservation G***a 05/01-06/01
	06/05/2024	C***a	\$4,040.05	#B	Airbnb	Reservation C***a 06/01-07/01
	07/03/2024	A***n	\$4,301.95	#B	Airbnb	Reservation A***n 07/01-07/31
	07/17/2024	A***n	\$135.31	#B	Airbnb	Reservation extended 1 day #B - A***n
08/05/2024	M***l	\$4,422.57	#B	Airbnb	Reservation M***l 08/01-09/03	
01/13 - 09/10	01/29/2024	M***r	\$6,330.14	Cottage	Airbnb	Cancelled reservation M***r kept one month payment.
	02/15/2024	G***s	\$6,723.62	Cottage	Airbnb	Reservation G***s 02/13-03/15
	03/18/2024	G***s	\$1,163.06	Cottage	Airbnb	G***s extended stay until 03/18
	04/04/2024	M***n	\$5,988.78	Cottage	Airbnb	Reservation M***n 04/01-05/01
	04/29/2024	J***e	\$1,500.00	Cottage	Zelle	Reservation J***e 05/01-05/29
	04/30/2024	J***e	\$1,000.00	Cottage	Zelle	Reservation J***e 05/01-05/29
	04/30/2024	J***e	\$3,392.75	Cottage	Zelle	Reservation J***e 05/01-05/29
	05/21/2024	J***e	\$485.00	Cottage	Airbnb-Zelle	J***e - extended stay until 05/31
	07/02/2024	G***r	\$8,148.00	Cottage	Airbnb	Reservation G***r 06/28-07/28
08/01/2024	A***r	\$8,555.40	Cottage	Airbnb	Reservation A***r 08/10-09/10	
	Total Rent Income		\$91,406.87			
	Total RENTS		\$91,406.87			

ACTUAL RENT (Monthly w/ Vacancy)	ANNUAL	MONTHLY AVG	TOTAL (Actual)
Cottage	\$72,145	\$6,012	\$43,287
#A	\$38,812	\$3,234	\$22,641
#B	\$43,679	\$3,640	\$25,480
TOTAL	\$154,636	\$12,886	

EST. RENT (Monthly + 0% Vacancy)	ANNUAL	MONTHLY
Cottage	\$98,400	\$8,200
#A	\$54,000	\$4,500
#B	\$49,200	\$4,100
TOTAL	\$201,600	\$16,800

EST. RENT (Monthly + 25% Vacancy)	ANNUAL	MONTHLY
Cottage	\$73,800	\$6,150
#A	\$40,500	\$3,375
#B	\$36,900	\$3,075
TOTAL	\$151,200	\$12,600

EXPENSES (ESTIMATED)	ANNUAL	MONTHLY
Gardener	\$1,080	\$90
Water/Sewer	\$1,200	\$100
Trash	\$480	\$40
Electric	\$1,800	\$150
Gas	\$420	\$35
Mgmt	\$12,096	\$1,008
Insurance	\$2,500	\$208
Maintenance	\$2,500	\$208
New Taxes	\$44,937.50	\$3,744.79
TOTAL	\$67,013.50	\$5,584

GROSS SCHEDULED INCOME (0% Vacancy)	\$201,600.00
ANNUAL EXPENSES	\$67,013.50
NET OPERATING INCOME	\$134,586.50
PURCHASE PRICE	\$3,095,000.00
GROSS MULTIPLIER	15.35
CAP RATE (0% Vacancy)	4.35

GROSS SCHEDULED INCOME (25% Vacancy)	\$151,200.00
ANNUAL EXPENSES	\$67,013.50
NET OPERATING INCOME	\$84,186.50
PURCHASE PRICE	\$3,095,000.00
GROSS MULTIPLIER	20.47
CAP RATE (25% Vacancy)	2.72