

## 1-18 Willow Way, Rhinebeck

Gross Revenue 2024			
Residential Rental Revenue		Mo Total	Unit
1 Studio	\$	1,300	\$ 15,600
3 One Bedrooms	\$	4,375	\$ 52,500
14 Two Bedroom	\$	23,875	\$ 286,500
18	Annual Total	\$	354,600
Additional Income		Ann Total	Per Unit / PSF
Parking	\$	-	\$0
Pets	\$	-	\$0
Storage	\$	2,280	\$190
Annual Total		\$	2,280
GROSS REVENUE		\$	356,880

Operating Expenses			
Vacancy			
Vacancy/Credit L	3%	\$	10,706
			\$ 10,706
Expenses			
Property Tax/School Taxes	\$	42,081	\$ 2,338
Insurance	\$	19,595	\$ 1,089
Repair and Maintenance	\$	18,000	\$ 1,000
Legal	\$	1,500	\$ 83
Pest Control	\$	1,200	\$ 67
Garbage	\$	3,600	\$ 200
Plowing	\$	10,000	\$ 556
Water	\$	6,000	\$ 76
Utilities	\$	4,800	\$ 579
Landscape	\$	12,000	\$ 667
Professional Fees	\$	2,500	\$ 83
Management	\$	17,309	5.00%
Annual Total		\$	138,585
TOTAL EXPENSES		\$	149,291
Net Operating Income		\$	207,589

Market Rent Projections			
Residential Rental Revenue		Mo Total	Unit
1 Studio	\$	1,400	\$ 16,800
3 One Bedrooms	\$	5,400	\$ 64,800
14 Two Bedroom	\$	30,500	\$ 366,000
18	Annual Total	\$	447,600
Additional Income		Ann Total	Per Unit / PSF
Parking	\$	-	\$0
Pets	\$	2,400	\$133
Storage	\$	4,800	\$267
Annual Total		\$	7,200
POTENTIAL GROSS REVENUE		\$	454,800

Operating Expenses			
Vacancy			
Vacancy/Credit Lo	3%	\$	13,644
			\$ 13,644
Expenses			
Property Tax/School Taxes	\$	42,081	\$ 2,338
Insurance	\$	18,000	\$ 1,000
Repair and Maintenance	\$	20,000	\$ 1,111
Legal	\$	1,500	\$ 83
Pest Control	\$	1,200	\$ 67
Garbage	\$	3,600	\$ 200
Plowing	\$	10,000	\$ 556
Water	\$	6,000	\$ 333
Utilities	\$	4,800	\$ 267
Landscape	\$	12,000	\$ 667
Professional Fees	\$	2,500	\$ 139
Management	\$	22,058	5.00%
Annual Total		\$	143,739
TOTAL EXPENSES		\$	157,383
Net Operating Income		\$	297,417