

Profit and Loss Analysis

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BZA Application

Applicant: 200 5th Street SE, LLC
Property: 200 5th Street, SE, Washington DC 20003

PROPOSED PROJECT
Six-Unit Residential

\$950,000	Purchase Price on July 20, 2012
\$320,000	Renovation Hard Cost Estimate (4000 sq ft at \$80.00 per sq ft)
\$50,000	Soft Costs
\$1,320,000	Total Investment
	Yearly Rental Income
\$27,600	3rd Floor - 2 Bedroom (\$2300/month)
\$21,600	2nd Floor - 1 Bedroom (\$1800/month)
\$15,600	2nd Floor - Efficiency (\$1300/month)
\$21,600	1st Floor - 1 Bedroom (\$1800/month)
\$15,600	1st Floor - Efficiency (\$1300/month)
\$15,600	Basement - Efficiency (\$1300/month)
\$117,600	Gross Rent Potential
-\$3,528	- Vacancy/Collection (3%)
\$114,072	Net Rent
	Yearly Expenses
\$3,000	Water (\$250/month)
\$1,200	Common Electric (\$100/month)
\$5,704	Management - 5%
\$57,756	Mortgage [\$787,500, 5.5%, 25 Years](\$4813/month)
\$16,140	Property Taxes (\$1,345/month)
\$28,800	Insurance
\$112,600	Total Expense
\$1,472	Net Profit

ALTERNATIVE 1
Four-unit residential

\$950,000	Purchase Price on July 20, 2012
\$280,000	Renovation Hard Cost Estimate (4000 sq ft at \$70.00 per sq ft)
\$50,000	Soft Costs
\$1,280,000	Total Investment
	Yearly Rental Income
\$27,600	3rd Floor - 2 Bedroom (\$2300/month)
\$16,800	2nd Floor - Fractured 1 Bedroom - Have to walk through hallway to get to kitchen (\$1400/month)
\$16,800	1st Floor - Fractured 1 Bedroom - Have to walk through hallway to get to kitchen (\$1400/month)
\$15,600	Basement - Efficiency (\$1300/month)
\$76,800	Gross Rent Potential
-\$2,304	- Vacancy/Collection (3%)
\$74,496	Net Rent
	Yearly Expenses
\$2,400	Water (\$200/month)
\$1,200	Common Electric (\$100/month)
\$3,725	Management - 5%
\$57,756	Mortgage [\$787,500, 5.5%, 25 Years](\$4813/month)
\$16,140	Property Taxes (\$1345/month)
\$28,800	Insurance (\$2400/month)
\$110,021	Total Expense
-\$33,221	Net Loss

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18515
EXHIBIT NO. 12

Board of Zoning Adjustment
District of Columbia
CASE NO.18515
EXHIBIT NO.12