

1717 E St, NE

Development Analysis of 6 unit & 8 unit Project

Leased up/Rental Scenario

Annually

6 UNITS

8 UNITS

*	Development Cost	\$ 1,745,000 00	\$ 1,819,000.00
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Expenses:

*	Debt Services	\$ 104,700 00	\$ 109,140 00
*	Property Taxes	\$ 17,450 00	\$ 18,190 00
*	Property Management Fee	\$ 7,776 00	\$ 9,792 00
	Insurance	\$ 4,500 00	\$ 5,200 00
*	Utilities & Trash Removal	\$ 7,200 00	\$ 7,800 00
*	Maintenance/Repair	\$ 5,400 00	\$ 7,200 00
	TOTAL	\$ 147,026.00	\$ 157,322.00

*	Rental Revenue	\$ 129,600 00	\$ 163,200 00
	Total Expenses	\$ 147,026 00	\$ 157,322 00
	Balance Sheet	\$ (17,426 00)	\$ 5,878 00

* Please see the next page for details.

APR 15

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18692

EXHIBIT NO. 34

Board of Zoning Adjustment
District of Columbia
CASE NO.18692
EXHIBIT NO.34

Expense Explanation

Debt Services:

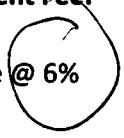
Total Development cost @ 6.5% APR

Property Taxes:

Total Project Value @ 1%

Property Management Fee:

Total Gross Revenue @ 6%



Utilities & trash Removal:

Est @ \$100/unit/month

Maintenance/Repair:

Est @ \$75/unit/month

Rental Income:

Please see our Broker's Comparative Market Analysis-Rental