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
	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

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