

**401 S Springfield Rd Clifton Heights PA - 5 Unit Mixed Use Property**

<b>Unit</b>	<b>Tenancy</b>	<b>Current Rent</b>	<b>Lease Status</b>	<b>Pro Forma</b>	
401 S Springfield Ave 1A, Clifton Heights	Residential	\$1,165	MTM	\$1,350	
401 S Springfield Ave 1B, Clifton Heights	Vacant	\$1,200	Projected	\$1,200	
401 S Springfield Ave 2A, Clifton Heights	Residential	\$1,050	MTM	\$1,550	
401 S Springfield Ave Office/Garage, Clifton Heights	SRT 8 Certified Customz	\$1,200	MTM	\$1,250	
401 S Springfield Ave Salon, Clifton Heights	Free Stylz Hair Salon	\$1,475	Exp Dec 2026	\$1,550	
	<b>Total</b>	\$6,090		\$6,900	
<b>Income</b>		<b>Monthly</b>	<b>Annual</b>	<b>Pro Forma Monthly</b>	<b>Pro Forma Annual</b>
		\$6,090.00	\$73,080	\$6,900	\$82,800
<b>Debt Service Principal and Interest</b> (7% on 25 year am)		\$2,915.46	\$34,985.57	\$2,915.46	\$34,985.57
<b>Expenses</b>					
Utilities		\$387.25	\$4,647.00	\$448.33	\$5,380.00
Taxes		\$790.67	\$9,488.00	\$790.67	\$9,488.00
Insurance		\$490.00	\$5,880.00	\$490.00	\$5,880.00
Vacancy (3%)		\$182.70	\$2,192.40	\$207.00	\$2,484.00
R&M(3%)		\$182.70	\$2,192.40	\$207.00	\$2,484.00
Capex (3%)		\$182.70	\$2,192.40	\$207.00	\$2,484.00
	<b>Total</b>	\$2,216.02	\$26,592.20	\$2,350.00	\$28,200.00
	<b>NOI</b>	\$3,873.98	\$46,488	\$4,550	\$54,600