

321-331 DRIVING PARK

INCOME

Unit	Beds	Baths	Monthly Rent	Lease End	Other:
101	1	1	\$1,150.00	Mo-Mo	Move in 9/15/2026
102	1	1	\$895.00	Mo-Mo	
201	1	1	\$1,296.00	Mo-Mo	
202	Studio	1	\$795.00	5/31/2027	
203	1	1	\$950.00	5/31/2027	
204	Studio	1	\$765.00	7/31/2027	
205	1	1	\$900.00	8/31/2026	Move in 9/4/2026
206	1	1	\$800.00	3/31/2027	
301	1	1	\$800.00	Mo-Mo	
302	Studio	1	\$785.00	6/30/2027	
303	1	1	\$789.00	6/30/2027	
304	Studio	1	\$825.00	8/31/2027	
305	1	1	\$895.00	Mo-Mo	Expected to move by end of September. Projected rent \$950.00
306	1	1	\$825.00	4/30/2027	
Store 1 (LA Nails)		1	\$785.00	8/30/2028	Auto increase to \$845.00 on 8/1/2027
Store 2 (The Culture Room)		1	\$785.00	12/31/2028	Auto increase to \$825.00 on 1/1/2027
Store 3 (Spiritual Botanic)		1	\$785.00	12/31/2028	Auto increase to \$825.00 on 1/1/2027
Laundry			\$250.00		Terms TBD
Basement Storage					Terms TBD
Late Fees Mo Average			\$75.00		

Gross Monthly Income

\$15,150.00

Gross Annual Income

\$181,800.00

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EXPENSES

EXPENSES	
City Tax	\$10,174.45
County Tax	\$5,090.66
Insurance	\$5,100.00
RG&E	\$13,500.00
Refuse	\$1,200.00
Water & Sewer	\$2,400.00
Marketing	\$150.00
Repairs (incl. cleaning)	\$14,500.00
WiFi	\$600.00
Total Annual Expenses	\$52,715.11
NET OPERATING INCOME	\$129,084.89
Cap Rate	9.93%
PURCHASE PRICE	\$1,300,000.00



Jeffrey Krampen

Lic. Real Estate Salesperson

Cell: 716-578-7527

JeffKrampenRealtor@gmail.com

CBRealEstateTeam.com



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