14 Clinton Street - Manhattan, NYC

Monthly report

CHAPTER
REAL ESTATE

As of February 29th, 2024

RESUMEN EJECUTIVO

Resumen ejecutivo	
	- Hubo 5 visitas en este periodo: un bar, una clínica médica, un gimnasio y dos galerías de arte - Se está programando la visita de un inquilino que busca montar un bar en la zona - Con la renta ahora ajustada el broker está buscando a todos los interesados anteriores para comunicarles la nueva renta

Status de inquilinos potenciales

Visitado y aún en análisis	Visitas totales este mes	Visitas próximas	Presentado y sin avances aún
0	5	1	3

Enrique Manzanilla

KEY BUDGET INDICATORS

Line item	Projected budget	% of total	Actual spent	% spent	Remaining	% remaining
Acquisition costs						
Unit acquisition price	$ 3,300,000	76.0%	$ 2,095,516	64%	$ 1,204,484	36%
Title insurance and acquisition taxes	$ 33,000	0.8%	$ -	0%	$ 33,000	100%
Soft/Hard costs	$ 145,840	3.4%	$ 2,937	2%	$ 142,903	98%
Legal/Fiscal	$ 22,400	0.5%	$ 55,077	246%	$ (32,677)	-146%
Total acquisition costs	**$ 3,501,240**	80.6%	**$ 2,153,530**	62%	**$ 1,347,710**	38%
Unit costs						
Administration	$ 22,192	0.5%	$ -	0%	$ 22,192	100%
Rental Commission	$ 32,661	0.8%	$ -	0%	$ 32,661	100%
CAM	$ 123,636	2.8%	$ -	0%	$ 123,636	100%
Total unit costs	**$ 178,489**	4.1%	**$ -**	0%	**$ 178,489**	100%
Fees						
Bank financing fee	$ 16,918	0.4%	$ -	0%	$ 16,918	100%
Property management	$ 138,861	3.2%	$ -	0%	$ 138,861	100%
Fundrasing	$ 71,189	1.6%	$ -	0%	$ 71,189	100%
Total fees costs	**$ 226,968**	5.2%	**$ -**	0%	**$ 226,968**	100%
Sale costs						
Sale commission	$ 213,435	4.9%	$ -	0%	$ 213,435	100%
Total sale costs	**$ 213,435**	4.9%	**$ -**	0%	**$ 213,435**	100%
Loan costs						
Interest expenses	$ 199,133	4.6%	$ -	0%	$ 199,133	100%
Legal & fees	$ 22,758	0.5%	$ 2,020	9%	$ 20,738	91%
Total loan costs	**$ 221,891**	5.1%	**$ 2,020**	1%	**$ 219,871**	99%
GRAND TOTAL	**$ 4,342,024**	100.0%	**$ 2,155,550**	50%	**$ 2,186,473**	50%

Projected budget vs. actual spent