

Property Address	rents	UNITS	TAX	INS	Repairs/Landsc	Water/gas/Electr	Annual Rent	\$ FLOW	8 CAP	9 CAP	10 CAP	11 Cap	12	SALES PRICE	NOTES
2000 Washington St	8975	12	\$12,553.00	\$2,000.00	\$4,850.00	\$19,530.00	\$107,700.00	\$68,767.00	\$859,587.50	\$764,077.78	\$687,670.00	\$625,154.55	\$573,058.33	\$775,000.00	

Rent Rolls

Unit	Name	Lease Start	Lease End	Rooms	Unit Size	Rented Price	Market Rent
1	Eric Dunlap	10/11/2011	Month To Month	Efficiency		\$700.00	\$800.00
2	Robert Allen	7/15/2014	Month To Month	Efficiency with Kitchen		\$725.00	\$900.00
3	Camila De Chiara	11/7/2014	Month To Month	Efficiency with Kitchen		\$750.00	\$850.00
4	Richard Moore	9/18/2015	8/31/2016	Efficiency with Kitchen		\$775.00	\$800.00
5	Nancy Serabjising	9/15/2015	8/31/2016	Efficiency with Kitchen		\$850.00	\$900.00
6	Phillipe Boncy	2/10/2014	Month To Month	Efficiency with Kitchen		\$650.00	\$800.00
7	Roudolph Douglas	8/1/2013	Month To Month	Efficiency with Kitchen		\$650.00	\$800.00
8	Sade Flaurina	9/1/2015	8/31/2016	Efficiency with Kitchen		\$850.00	\$900.00
9	Maria Hernandez	10/11/2012	Month To Month	Efficiency with Kitchen		\$750.00	\$900.00
10	Serge Nelson	11/17/2015	Month To Month	efficiency		\$750.00	\$800.00
11	Mark Witham	8/1/2014	Month To Month	Efficiency with Kitchen		\$725.00	\$900.00
12	Steve Vicavich	5/13/2015	6/30/2016	Efficiency		\$800.00	\$800.00
Total for IPI FL LLC.						\$8,975.00	\$10,150.00

Expenses

Water	\$6,600
Electric	\$9,000
Gas	\$1,650
Garbage [1]	\$2,280
Landscaping	\$1,200
Insurance	\$3,000
Repairs	\$3,650
Taxes	\$12,553
Total Expenses	\$38,933
Laundry Room Income	\$2,150

[1] Jaime Godoy: