

██████████ (9 units)

**RENT ROLL**

1	\$12,600 Annual	\$1,050 monthly	2BD (month to month)
2	\$9,900 Annual	\$825 monthly	1BD (lease ends 11/30/20)
3	\$10,200 Annual	\$850 monthly	1BD (lease ends 1/31/21)
4	\$11,400 Annual	\$950 monthly	1BD (month to month)
5	\$16,800 Annual	\$1,400 monthly	2BD (lease ends 4/30/21)
A	\$7,200 Annual	\$600 monthly	Room (month to month)
B	\$7,800 Annual	\$650 monthly	Room (lease ends 10/31/20)
C	\$7,800 Annual	\$650 monthly	Room (m/m)
D	\$7,800 Annual	\$650 monthly	Room (lease ends 3/31/21)
<b>TOTAL GROSS INCOME</b>		<b>\$91,500</b>	

**EXPENSES**

Electric	(\$3,900 Annual)	(325 monthly)
Electric	(\$1,200 Annual)	(100 monthly)
Water Sewer	(\$9,900 Annual)	(825 monthly)
Gas	(\$1,056 Annual)	(\$88 monthly)
Prop Tax	(\$19,713 Annual)	
Prop Insurance	(\$2,000 Annual)	(only liability)
5% Maint/Vac	(\$4,575 Annual)	
<b>TOTAL EXPENSES</b>	<b>\$42,344</b>	

\$91,500.00	Gross Income
<u>-\$42,344</u>	<u>Expenses</u>
\$49,156.00	Net Operating Income
5.1% CAP	

\*Owner pays for Water, Sewage, Gas, Common Electric, and Electric for upstairs back building which includes 4 separate room/efficiencies

\*2 sets of coin operated washer and dryers generate additional income approximately \$125 per month.

\*garage could also be rented