

**Income**

Potential	\$ 5,405.00	40 Units	per month	\$ 64,860.00	per year
	\$ 2,500.00	Vacant Lot		\$ 30,000.00	
	\$ 7,905.00			\$ 94,860.00	
Actual	\$ 3,577.00	40 Units		\$ 42,924.00	
	\$ -	Vacant Lot		\$ -	
	\$ 3,577.00			\$ 42,924.00	

**Expenses**

Taxes	\$ 453.81	per month	\$ 5,445.74	per year
Electric	\$ 77.09		\$ 925.08	
SiteLink	\$ 60.00		\$ 720.00	
Insurance	\$ 400.24		\$ 4,802.87	
	\$ 990.90		\$ 11,893.69	

**Break Down**

<b>2019</b>		<b>First Half 2020</b>		<b>Potential (Fully Rented, Plus Lot)</b>	
Income	\$ 30,055.57	Income	\$ 20,787.22	Income	\$ 94,860.00
Expenses	\$ 11,893.69	Expenses	\$ 5,945.40	Expenses	\$ 11,893.69
NOI	\$ 18,639.57	NOI	\$ 14,841.82	NOI	\$ 82,966.31
Cap Rate	4.66%	Cap Rate	7.42%	Cap Rate	20.75%