

## Analysis

### Income

3 2br	\$650.00	\$1,950.00
4 1br	\$580.00	\$2,320.00
		\$4,270.00
Gross Rent		\$51,240.00

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Cleaning and Maint	Cleaning and Maint	(\$2,086.00)
	Insurance	(\$1,511.00)
	Repairs	(\$4,775.00)
	Supplies	(\$227.00)
	Taxes	(\$2,142.00)
	Utilities	(\$6,000.00)
	Management	(\$2,562.00)
	Total Expenses	(\$19,303.00)
	NOI	\$31,937.00
	Sale Price	\$245,000.00
	Cap Rate	13.0%