

<b><u>Gross Rental Income</u></b>	
Scheduled rents	\$50,400
Vacancy/credit loss 5%	\$2,520
<b>Effective income</b>	<b>\$47,880</b>
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<b><u>Operating Expenses (2018)</u></b>	
Property Taxes	\$4,619
Insurance	\$758
Repairs/Maintenance	\$2,133
Water	\$1,536
Garbage	\$504
Management	\$5,400
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<b>Total Expenses</b>	<b>\$14,950</b>
<b>NET INCOME</b>	<b>\$32,930</b>
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<b>PRICE (6.7% CAP)</b>	<b>\$495,000</b>

<b><u>RENT ROLL</u></b>	
Bottom Floor:	1 room @ \$300/month
	2 rooms @ \$375/month
Middle Floor:	1 room @ \$400/month
	2 rooms @ \$375/month
Top Floor:	2 rooms @ \$450/month
	1 room @ \$325/month
	1 room @ \$375/month
	1 room @ \$400/month

