

Rent Rolls	Actual 59 Grand 8 Units	Pro Forma	Actual 51 Grand 3 Units	Pro Forma	Grand Actual	Grand Pro Forma
Unit 1	\$695.00	\$900.00	\$892.00	\$1,200.00		
Unit 2	\$695.00	\$900.00	\$900.00	\$1,100.00		
Unit 3	\$686.00	\$900.00	\$650.00	\$850.00		
Unit 4	\$695.00	\$900.00				
Unit 5	\$675.00	\$900.00				
Unit 6	\$695.00	\$900.00				
Unit 7	\$676.00	\$900.00				
Unit 8	\$695.00	\$900.00				
Monthly Totals	\$5,512.00	\$7,200.00	\$2,442.00	\$3,150.00	\$7,954.00	\$10,350.00
Annual Total	\$66,144.00	\$86,400.00	\$29,304.00	\$37,800.00	\$95,448.00	\$124,200.00
Gross Annual Rents	\$66,144.00	\$86,400.00	\$29,304.00	\$37,800.00	\$95,448.00	\$124,200.00
Vacancy Expense 5%	\$3,307.20	\$4,320.00	\$1,465.20	\$1,890.00	\$4,772.40	\$6,210.00
Other Income	\$2,400.00	\$2,400.00	\$0.00	\$5,400.00	\$2,400.00	\$7,800.00
Effective Gross Income	\$65,236.80	\$84,480.00	\$27,838.80	\$41,310.00	\$93,075.60	\$125,790.00
Expenses						
Management 8%	\$5,218.94	\$6,758.40	\$2,227.10	\$3,304.80	\$7,446.05	\$10,063.20
Insurance	\$3,308.00	\$3,308.00	\$2,599.00	\$2,599.00	\$5,907.00	\$5,907.00
Taxes	\$15,589.00	\$15,589.00	\$9,825.00	\$9,825.00	\$25,414.00	\$25,414.00
Water and Sewer	\$3,500.00	\$3,500.00	\$2,722.00	\$2,722.00	\$6,222.00	\$6,222.00
Gas and Electric	\$6,251.00	\$6,251.00	\$1,958.00	\$1,958.00	\$8,209.00	\$8,209.00
Repairs and Maintenance Est 4%	\$2,609.47	\$3,379.20	\$1,113.55	\$1,652.40	\$3,723.02	\$5,031.60
Total Expenses	\$36,476.42	\$38,785.60	\$20,444.66	\$22,061.20	\$56,921.07	\$60,846.80
Net Operating Income	\$28,760.38	\$45,694.40	\$7,394.14	\$19,248.80	\$36,154.53	\$64,943.20
Asking Price	375,000.00		179000		554,000.00	
	7.67%	12.19%	4.13%	10.75%		