Rent Rolls	Actual 59 Grand 8 Units	Pro Forma	Actual 12 Margaret 5 Units	Pro Forma	Actual 51 Grand 3 Units	Pro Forma	Actual 25 Margaret 2 Units	Pro Forma	Total Actual	Total Pro Forma
Unit 1	\$695.00	\$900.00	\$920.00	\$1,100.00	\$892.00	\$1,200.00	\$945.00	\$1,300.00		
Unit 2	\$695.00	\$900.00	•	\$850.00		\$1,200.00				
Unit 3	\$686.00	\$900.00	•	\$800.00		\$850.00	·	71,500.00		
Unit 4	\$695.00		•	\$850.00	·	Ç050.00				
Unit 5	\$675.00	\$900.00	•	\$800.00						
Unit 6	\$695.00	\$900.00	•	<b>7000.00</b>						
Unit 7	\$676.00	\$900.00								
Unit 8	\$695.00	\$900.00								
	******	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,								
Monthly Totals	\$5,512.00	\$7,200.00	\$3,061.00	\$4,400.00	\$2,442.00	\$3,150.00	\$1,883.00	\$2,600.00	\$12,898.00	\$17,350.00
·										
Annual Total	\$66,144.00	\$86,400.00	\$36,732.00	\$52,800.00	\$29,304.00	\$37,800.00	\$22,596.00	\$31,200.00	\$154,776.00	\$208,200.00
Gross Annual Rents	\$66,144.00	\$86,400.00	\$36,732.00	\$52,800.00	\$29,304.00	\$37,800.00	\$22,596.00	\$31,200.00	\$154,776.00	\$208,200.00
Vacancy Expense 5%	\$3,307.20	\$4,320.00	\$1,836.60	\$2,640.00	\$1,465.20	\$1,890.00	\$1,129.80	\$1,560.00	\$7,738.80	\$10,410.00
Other Income	\$2,400.00	\$2,400.00	\$1,600.00	\$3,400.00	\$0.00	\$5,400.00			\$4,000.00	\$11,200.00
Effective Gross Income	\$65,236.80	\$84,480.00	\$36,495.40	\$53,560.00	\$27,838.80	\$41,310.00	\$21,466.20	\$29,640.00	\$151,037.20	\$208,990.00
Expenses										
Management 8%	\$5,218.94			\$4,284.80		\$3,304.80				, ,
Insurance	\$3,308.00	\$3,308.00		\$2,103.00		\$2,599.00			\$9,221.00	
Taxes	\$15,589.00	\$15,589.00		\$10,087.00		\$9,825.00			\$40,506.00	, ,
Water and Sewer	\$3,500.00	\$3,500.00		\$2,734.00		\$2,722.00			\$9,712.00	
Gas and Electric	\$6,251.00	\$6,251.00		\$3,091.00		\$1,958.00	·	\$0.00	\$11,300.00	, ,
Repairs and Maintenance Est 4%	\$2,609.47	\$3,379.20	\$1,459.82	\$2,142.40	\$1,113.55	\$1,652.40	\$858.65	\$1,185.60	\$6,041.49	\$8,359.60
	400 4	400 705	400.00	40.4.6	400 44:	400 004	40 =	440 500 55	400.000	405.047.55
Total Expenses	\$36,476.42			\$24,442.20		\$22,061.20			. ,	
Net Operating Income	\$28,760.38	\$45,694.40	\$14,100.95	\$29,117.80	\$7,394.14	\$19,248.80	\$11,918.26	\$19,111.20	\$62,173.74	\$113,172.20

Asking Price \$963,000.00