Purchase Price	$ 3,500,000	
INCOME	Monthly	Annual
Unit 1	$ 4,275	$ 51,300
Unit 2	$ 4,495	$ 53,940
Unit 3	$ 4,300	$ 51,600
Unit 4	$ 809	$ 9,708
Unit 5	$ 2,500	$ 30,000
Unit 6	$ 2,900	$ 34,800
Total Income	$ 19,279	$ 231,348
EXPENSE		
Property Tax	$ 3,646	$ 43,750
Insurance	$ 667	$ 8,000
Utilities	$ 650	$ 7,800
Maint & Repair	$ 350	$ 4,200
Total Expense	$ 5,313	$ 63,750
Net Income	$ 13,967	$ 167,598
Cap Rate		4.79%
GRM		15.13