

630-34 Charles								
Income	Residential		Commercial		Gross	644 Greenville		Total
	<u>Monthly</u>	Annual	<u>Monthly</u>	Annual		<u>Monthly</u>	Annual	
Rent	\$ 12,605.00	\$ 151,260.00	\$ 7,685.00	\$ 92,220.00	\$ 243,480.00	\$ 5,050.00	\$ 60,600.00	\$ 304,080.00
<u>Expenses</u>								
Taxes					\$ 15,991.00		\$ 3,806.00	\$ 19,797.00
Insurance					\$ 8,446.42		\$ 3,000.00	\$ 11,446.42
Utilities								
Water					\$ 4,627.43		\$ 2,049.94	\$ 6,677.37
Electric					\$ 1,976.18		\$ 639.25	\$ 2,615.43
Trash					\$ 11,719.44		\$ 2,400.00	\$ 14,119.44
Maintenance								
Pest Control					\$ 1,040.00			\$ 1,040.00
Snow Removal					\$ 1,500.00		\$ 945.00	\$ 2,445.00
Landscaping					\$ 450.00			\$ 450.00
Repairs								
HVAC					\$ 1,067.36		\$ 777.37	\$ 1,844.73
Appliance					\$ 101.31			\$ 101.31
Turnover/Make Ready								
Materials					\$ 6,165.76			\$ 6,165.76
Labor					\$ 2,240.00			\$ 2,240.00
Janitorial					\$ 885.00			\$ 885.00
Management					\$ 17,043.60		\$ 4,242.00	\$ 21,285.60
TOTAL EXPENSES					\$ 73,253.50		\$ 17,859.56	\$ 91,113.06
NOI					\$ 170,226.50		\$ 42,740.44	\$ 212,966.94
List Price								\$ 2,950,000.00
Cap Rate								7.22%