

Unit #	#Beds	#Baths	Sqft	Expenses/Mo Avg	Current Rent	Projected Rent	Security Deposit	Lease Expiration	Notes, Current Condition, Recent Repairs Completed
1	1	1	525	\$ 92	\$ 700	\$ 775	\$ 700	2026-01-31	
2	1	1	525	\$ 92	\$ 650	\$ 725	\$ -	2025-04-30	
3	1	1	725	\$ 92	\$ 795	\$ 870	\$ 795	2025-12-31	
4	1	1	525	\$ 92	\$ 650	\$ 725	\$ 575	2025-01-31	
5	1	1	476	\$ 92	\$ 650	\$ 725	\$ 650	2025-07-31	
6	1	1	550	\$ 92	\$ 750	\$ 825	\$ 675	2025-07-31	
7	2	1	850	\$ 92	\$ 750	\$ 825	\$ 700	2025-08-31	
8	1	1	400	\$ 92	\$ 550	\$ 625	\$ 495	2025-12-31	
	9	8	4576	\$ 736	\$ 5,495	\$ 6,095	\$ 4,590		

Summary of what the monthly expenses listed included

Property Manager: rent collection , mailing, paperwork, laundry coin pickup and trash hauling,
 driveway maintenance, garbage pickup, lawn maintenance, etc.
 Garbage = \$213/mo
 Gas for 100 gal water heater = \$54/mo
 Water & Sewer = 216/mo

Annual Expenses Not Included with Average Monthly Expenses for this Building

Taxes: \$2349
 Insurance: \$553

Expenses	\$ 8,832
Insurance	\$ 553
Taxes	\$ 2,349
Total Annual Exp	\$ 11,734
Gross Income	\$ 65,940
Net Income	\$ 54,206
Projected Gross Income	\$ 73,140
Projected Net Income	\$ 61,406
Sales Price	\$ 795,000
Actual Cap %	6.82%
Projected Cap %	7.72%