

AS-IS NUMBERS (CURRENT INCOME VS EXPENSES)

NUMBER OF UNITS	BDR	BATH	Sq. Feet (approx.)	Contract	Current rent per unit per month	Yearly intake
1	Studio	1	475	1 year contracts	\$640.00	\$7,680.00
12	1	1	620	1 year contracts	\$732.92	\$105,540.00
1	2	1	740	1 year contracts	\$710.00	\$8,520.00
Total number of units:	14		8655	Totals	\$10,145.00	\$121,740.00

As is summary			AS IS Expenses		
Gross INCOME		\$121,740.00	Water	\$600.00	\$7,200.00
Vacancy	Rate: 5.00%	\$6,087.00	Gas	\$66.00	\$792.00
Effective income		\$115,653.00	Light	\$33.00	\$396.00
Expenses		\$39,704.40	Garbage	\$311.00	\$3,732.00
NOI		\$75,948.60	Grass+Internet+Pest	\$150.00	\$1,800.00
Current price past cap rate	7.00%		Maintenance	\$608.70	\$7,304.40
Current price		\$1,084,980.00	Insurance	\$340.00	\$4,080.00
Per unit current price		\$77,498.57	Taxes (Per Realist)	\$1,200.00	\$14,400.00
Current price price per square foot		\$125.36	Management	\$0.00	\$0.00
Gross Rent Multiplier		8.91	Tot Mo.Exp	\$3,308.70	\$39,704.40

Call us with any questions: 832-408-0386 ussgoc@gmail.com