

#Units	#Beds	#Baths	Sqft	Expenses/Mo Avg	Current Rent	Projected Rent	Security Deposit	
14		24	18	10096 \$	2,193 \$	16,500 \$	18,000 \$	14,895 \$

Summary of what the monthly expenses listed included

All ordinary repairs and maintenance. The Unit B in 143 Robbins is occupied by a superintendant who in exchange for living rent fee handles all maintenance at all Robbins properties, including cost of materials. (\$1400/14units = \$100 per unit)
 Garbage: \$318/mo shared with 14 total units
 Water Sewer: \$634/mo

Expenses	\$ 26,318
Insurance	\$ 3,923
Taxes	<u>\$ 13,817</u>
Total Annual Exp	<u>\$ 44,058</u>

Gross Income	\$ 198,000
Net Income	\$ 153,942

Projected Gross Income	\$ 216,000
Projected Net Income	\$ 171,942

Combined Price	\$ 2,355,000	Listing Price
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Actual Cap %	6.54%
Projected Cap %	7.30%