

Unit #	#Beds	#Baths	Sqft	Expenses/Mo Avg	Current Rent	Projected Rent	Security Deposit	Lease Expiration	Notes, Current Condition, Recent Repairs Completed
147-1	2	1.5	900	\$ 154	\$ 1,400	\$ 1,500	\$ 1,400	2026-02-01	
147-2	2	1.5	900	\$ 154	\$ 1,400	\$ 1,500	\$ 1,400	2025-12-01	
147-3	2	1.5	900	\$ 154	\$ 1,350	\$ 1,500	\$ 1,350	2025-07-01	
147-4	2	1.5	900	\$ 154	\$ 1,400	\$ 1,500	\$ 1,400	2026-02-01	
	<u>8</u>	<u>6</u>	<u>3600</u>	<u>\$ 616</u>	<u>\$ 5,550</u>	<u>\$ 6,000</u>	<u>\$ 5,550</u>		

**Summary of what the monthly expenses listed included**

All ordinary repairs and maintainence. The Unit B in 143 robbins is occupied by a superintendant who in exchange for living rent fee handles all maintainence at all Robbins properties, including cost of materials. (1400/14units = 100 per unit)  
Garbage: \$318/mo shared with 14 total units  
Water Sewer: \$124/mo

**Annual Expenses Not Included with Average Monthly Expenses for this Building**

Insurance: \$1411

Tax: \$ 4927.52

Electric for Laundry: \$38/mo but the coin laundry income washes that out.

Expenses	\$ 7,392
Insurance	\$ 1,411
Taxes	\$ 4,927
Total Annual Exp	<u>\$ 13,730</u>

Gross Income	\$ 66,600
Net Income	\$ 52,870

Projected Gross Income	\$ 72,000
Projected Net Income	\$ 58,270

Sales Price \$ 795,000

Actual Cap %	6.65%
Projected Cap %	7.33%