

OPERATING EXPENSES (Buyer's)

Address:

1530 Crescent Circle

INCOME

Expenses

Base Rents	\$ 145,200.00
Laundry	\$ 1,300.00
Parking	
Other	

Total Potential Income **\$ 146,500.00**

Less Vacancy & Collection Loss **\$ 4,395.00**

Vacancy & Collection Loss Percentage **3%**

***Effective Gross Income* \$ 142,105.00**

OPERATING EXPENSES

Real Estate Taxes (Buyer's) **\$ 26,982.00**

Insurance **\$ 14,000.00**

Common Area Utilities & Laundry **\$ 2,200.00**

Maintenance and Repairs **\$ 3,000.00**

Operating Reserves **\$ 2,500.00**

Gardening / Landscaping **\$ 1,200.00**

Property Management **\$ 7,000.00**

Total Operating Expenses **\$ 56,882.00**

***Net Operating Income* \$ 85,223.00**