

# Financial Analysis

Income	Annual
Gross Potential Rent	\$110,700.00
Potential Laundry Income	\$832.00
Effective Gross Income	\$111,532.00
Expenses	
Cleaning & Landscape	\$2,040.00
Utilities	\$15,000.00
Insurance (annual)	\$2,200.00
Estimated New Property Tax (1.5%)	\$19,350.00
Repairs	\$1,100.00
Reserves	\$800.00
Total Expenses	\$40,490.00

<b>Net Operating Income</b>	<b>\$71,042.00</b>
Expenses / EGI	36.30%
Sales Price	\$1,290,000.00
<b>CAP</b>	<b>5.507%</b>

Projected Rent Roll			
Unit	Type	Rent(Projected)	Gross
Unit 1	1:1	\$2,350.00	\$28,200.00
Unit 2	1:1	\$2,200.00	\$26,400.00
Unit 3	2:2	\$2,775.00	\$33,300.00
Unit 4	Studio	\$1,900.00	\$22,800.00