Incomes

Unit #	Rooms	Actual Rents
1	2+2+Den	2,450.00
3	2+1	1,503.18
5	3+2	3,480.00
6	1+1	1,099.28
Total (Monthly)		8,532.46

Expenses

Expenses		
Sale Price	**1,600,000**	
Property Tax	19,200.00	
insurance	6,521.00	
utilities	5,760.00	
trash	-	
elevator	-	
phone & internet	-	
Pest Control	300.00	
landscapeing	840.00	
repairs & maintenance	4,000.00	estimated
other (including LAHD fees)	240.00	
management	-	
Total Opertaing Expenses	$ 36,861.00	

	Actual
Gross Operating Income	102,390
Expenses	36,861.00
Net Operating Income	$ 65,528.52
CAP rate	4.10%