

RENT ROLL

JUNE 2016

Suite #	Type	Rent (\$)
101	1 bedroom	790
102	1 bedroom	875
103	2 bedroom	1,295
201	1 bedroom	810
202	1 bedroom	810
203	1 bedroom	810
204	1 bedroom	815
205	1 bedroom	810
301	1 bedroom	875
302	1 bedroom	925
303	1 bedroom	815
304	1 bedroom	925
305	1 bedroom	850
Total	13 suites	11,405

INCOME AND EXPENSES

2016

Income (annualized as of June 2016)			
1	Rent (\$11,405 x 12 months)	\$	136,860
2	Laundry (\$5 x 13 suites x 52 weeks)		3,380
3	Gross income		140,240
4	Less vacancy at 1%		(1,402)
5	Effective gross income		138,838
Expenses (2015)			
6	Advertising		481
7	Heat & light		6,227
8	Insurance		2,600
9	Property taxes		8,563
10	Repairs & maintenance		9,750
11	Water & sewer		2,057
12	Dues & licenses		1,202
13	Garbage		1,721
14	Fire inspection		470
15	Landscaping		536
16	Caretaker		7,800
17	Total expenses		(41,407)
18	Net operating income	\$	97,431

(8) Insurance normalized to \$2,600/year

(10) Repairs & maintenance normalized to \$750/unit/year

(16) A normalized caretaker expense has been added at \$7,800/year (\$50/unit/month). Currently, the property is self-managed