

RENT ROLL

OCTOBER 2016

Suite #	Type	Rent (\$)
1	1 bedroom	875
2	2 bedroom	1,025
3	1 bedroom	900
4	1 bedroom	675
5	1 bedroom	800
6	1 bedroom	875
7	1 bedroom	850
8	1 bedroom	777
Total	8 suites	\$ 6,777

INCOME AND EXPENSES

2016

Income (annualized as of October 2016)				
1	Rent	\$6,777 x 12 months	\$	81,321
2	Laundry	\$5 x 8 units x 52 weeks		2,080
3	Gross income			83,401
4	Less vacancy at 0.6%			(500)
5	Effective gross income			82,900
Expenses (2015)				
6	Property tax			4,861
7	Water & sewer			975
8	Insurance			3,734
9	Electricity			1,500
10	Gas			4,488
11	Waste control			1,972
12	Fire alarm			500
13	Apartment cleaning			800
14	Landscaping			160
15	Business license			563
16	Repairs and maintenance			6,000
17	Caretaker			4,320
18	Total expenses			(29,873)
19	Net operating income			53,027

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

(17) Caretaker expense normalized to \$45/unit/month