

**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
<b>Total ( Monthly)</b>		<b>8,532.46</b>

projected rent (currently vacant)

**Expenses**

Expenses	
<b>Sale Price</b>	<b>1,600,000</b>
Property Tax	19,200.00
insurance	6,521.00
utilities	4,200.00
trash	-
elevator	-
phone & internet	-
Pest Control	300.00
landscaping	840.00
repairs & maintenance	4,000.00
other (including LAHD fees)	240.00
management	-
<b>Total Opertaing Expenses</b>	<b>\$ 35,301.00</b>

on average

estimated

	Projected
Gross Operating Income	102,390
Expenses	35,301.00
<b>Net Operating Income</b>	<b>\$ 67,088.52</b>
<b>CAP rate</b>	<b>4.19%</b>