

936 N Curson

<i>Total Potential Income</i>	<i>Potential Purchase Price</i>	<i>Gross Rent Multiplier</i>
\$178,068	\$2,299,000.00	12.91
<u>Expense Name</u>	<u>Expense for 12mo</u>	<u>Tax Rate</u>
Property Taxes (Approx.)	\$28,737.50	1.25%
Insurance	\$4,601.00	
Water / Trash	\$6,000.00	
Repairs, Maintenance, and Plumbing	\$22,000.00	
Gardening / Pest	\$1,000.00	
<u>Total</u>	<u>\$62,338.50</u>	
<u>Net Operating Income</u>	<u>\$115,730</u>	
<i>% expense to income</i>	35.01%	
<u>Cap Rate at 5%</u>	<u>\$2,314,590.00</u>	