

10505 Victory Blvd.

Cash Flow Analysis

asking price **\$6,250,000**
26 income producing units

Gross Income	Annual NOI	Cap Rate
\$656,400	\$605,200	9.68%

Income	Monthly	Yearly
Gross Rental Income	\$54,700	\$656,400
Operating Expenses		
Property Taxes	\$2,667	\$32,000
Insurance	\$800	\$9,600
Utilities	\$800	\$9,600
Total Operating Expenses	\$4,267	\$51,200

Net Operating Income	\$50,433	\$605,200
	Monthly	Yearly

Buyer to verify above information. Figures are based on 100% collection of stated income. Expenses shown include only property taxes, insurance and utilities provided. Vacancy, management, repairs, reserves, licensing, legal/accounting and other ownership costs are not included.