

17165 SW Merlo Road
Beaverton, Oregon, 97003

Gross Income \$80,340
(\$1,500 + \$2,000 + \$1,695 + \$1,695 = \$6,695 monthly)

Annual Expenses :

| | | |
|--------------------------|-----------|---------------------------|
| Property Tax | \$8,447 | |
| Insurance (self insured) | 0 | |
| Water & Sewer | \$3,900 | (\$325 per month) |
| Garbage | \$1,560 | (\$32 per month per unit) |
| Management Fees | 0 | (self managed) |
| Total Fixed Expenses | \$13,907 | |
| Landscaping | \$900 | (\$75 per month) |
| HOA | \$150 | |
| Variable Expenses | \$1,050 | |
| Total Expenses | \$14,957 | |
| Net Operating Income | \$ 65,383 | |