

**RENT ROLL**

<b>UNIT #</b>	<b>LEASE IN PLACE</b>	<b>LEASE BEGIN MM/YY</b>	<b>LEASE END MM/YY</b>	<b>MONTHLY RENT</b>	<b>RENT CURRENT</b>	<b>SECURITY DEPOSIT</b>	<b>TENANT PAYS</b>	<b>LANDLORD PAYS</b>
101	Y	May-19	Aug-26 (MTM)	\$ 900.00	Y	\$ 600.00	GAS, ELECTRIC, WATER	SEWER
102	Y	Aug-22	Jul-26	\$ 850.00	Y	\$ 800.00	GAS, ELECTRIC, WATER	SEWER
201	Y	24-Aug	Sept-26	\$ 850.00	Y	\$ 850.00	GAS, ELECTRIC, WATER	SEWER
202	Y	1-Sep	26-May	\$ 850.00	Y	\$ 850.00	GAS, ELECTRIC, WATER	SEWER
301	Y	Mar-26	Aug-26	\$ 500.00		\$ 500.00		GAS, ELECTRIC, WATER, SEWER
			<b>TOTAL</b>	<b>\$ 3,950.00</b>				

<b>GROSS ANNUAL INCOME</b>	\$47,400
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<b>OPERATING EXPENSES</b>			
TAXES		\$	3,510.15
INSURANCE		\$	5,810.00
UTILITIES & TRASH		\$	2,424.00
LAWN/SNOW		\$	1,100.00
VACANCY		\$	1,422.00
MAINTENANCE		\$	2,370.00
OPERATING EXPENSES		\$	16,636.15

<b>NET INCOME</b>	\$ 30,763.85
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<b>CAP RATE</b>	5.85%
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<b>LOFT ANNUAL</b>			
UTILITIES		\$	1,224.00
EVERGY		\$	420.00
MO AMERICAN WATER		\$	180.00

