

OPERATING HISTORY

	2020	2021	2022	2023	2024
GROSS REVENUE	\$96,783	\$113,100	\$135,348	\$137,058	\$211,640
VACANCY					42,328
EFFECTIVE GROSS INCOME	96,783	113,100	135,348	137,058	169,312
NV ENERGY	9,057	7,405	9,226	9,178	9,200
LV WATER DISTRICT	2,118	2,219	1,511	1,722	2,000
CENTURY LINK	0	0	550	780	1,000
DIRECT TV	5,400	5,115	2,700	0	0
SEWER	2,160	2,190	2,250	2,280	2,300
REPUBLIC SERVICES	1,926	1,995	2,040	2,100	2,150
SNHD	420	450	540	420	500
PROPERTY TAXES	2,160	2,160	2,160	2,160	2,160
RETAIL BUSINESS TAXES	60	60	60	60	60
*MARKETING	600	600	600	600	600
*MAINTENANCE					
 GROUNDS KEEPER	9,600	9,600	9,600	9,600	9,600
 LAUNDRY	9,600	9,600	9,600	9,600	9,600
 MAID	7,200	7,200	7,200	7,200	7,200
**SUPPLIES	6,000	6,000	6,000	6,000	6,000
TOTAL EXPENSES	56,301	54,594	54,037	51,700	54,187
NET OPERATING INCOME	40,482	58,506	81,311	85,358	115,125

*Est. \$50/mo

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TENANT	UNIT #	ACTUAL RENT	MARKET RENT	PROFORMA	# OF MONTHS
REMODELED	1	0	375	0	
CHESTER	2	220	250	220	30
VACANT	3	0	300	300	
BILL	4	300	300	300	
OWNER	5A	0	250	250	
OWNER	5B	0	250	250	
VACANT	6	0	350	350	
EMPLOYEE	7	0	375	0	
EMPLOYEE	8A	0	200	0	
EMPLOYEE	8B	0	200	0	
VACANT	9	0	300	300	
VACANT	10	0	300	300	
CHRIS	11	250	300	250	36
SHERI	12	220	300	220	10
VACANT	14	0	300	300	
WORKER	15	300	300	300	12
VACANT	16	0	300	300	0
JACK	17	200	300	200	48
		1490	5250	3840	
		2980	10125	7680	