

**31 South Highland Street
West Hartford**

Income Statement

	Month	Annual
Income:		
Current Income:		
5 rooms @ \$725	\$ 3,625.00	\$ 43,500.00
Pro Forma Income:		
10 rooms @ \$725	\$ 7,250.00	\$ 87,000.00
Expenses:		
Electric	\$ 384.41	\$ 4,612.94
Gas	\$ 373.32	\$ 4,479.85
House Cleaning	\$ 160.00	\$ 1,920.00
Insurance	\$ 713.25	\$ 8,559.00
Lawn Care	\$ 58.33	\$ 700.00
Snow Removal	\$ 41.67	\$ 500.00
Taxes	\$ 1,190.58	\$ 14,287.00
Trash	\$ 28.33	\$ 340.00
Total Expenses	\$ 2,949.90	\$ 35,398.79
Net Operating Income - Current	\$ 675.10	\$ 8,101.21
Net Operating Income - Pro Forma	\$ 4,300.10	\$ 51,601.21