

Russellville

			Raising 3 of the 450s and everything else to a reasonable 650			
Gross Monthly		6,950	7,800.00			
Annualized		83,400	93,600.00			
Managment based on 10%		8,340	9,360			
Maint		5,000	5,000			
taxes		1,262	1,262			
insurance		2,200	2,200			
All units are individually metered for water and electric and include trash pickup						
Total operating		16,802	17,822			
Net operating		66,598	75,778			
		15%	17%			