

WW Cove Rents and NOI

RENTS				NET OPERATING INCOME CURRENTLY		NOI WITH ALL UNITS RENTED AT \$1650	
Units	Monthly Rent	Yearly Rent		Yearly		Yearly	
21 -Owner	0			Gross Rents	193800	Gross Rents	237600
22 -Owner	0						
23 -Leased	1600			Expenses		Expenses	
24 -Leased	1600			Prop. Man. 10%	19380	Prop. Man. 10%	23760
25 -Leased	1600			Taxes	6399	Taxes	6399
26 -Leased	1600			Insurance	8015	Insurance	8015
27 -Leased	1650			Water/Sewer	5400	Water/Sewer	5400
28 -Leased	1600			Trash	4200	Trash	4200
29 -Leased	1600			Landscaping	600	Landscaping	600
30 -Leased	1600			Snow Removal	500	Snow Removal	500
31 -Vacant	1650			Maintenance	5000	Maintenance	5000
32 -Leased	1650			Total Expenses	49494	Total Expenses	53874
Total Rent	16150	193800		Net Operating Income	144306	Net Operating Income	183726
				Cap Rate 4.51%		Cap Rate 5.74%	