

<b>The Bentley Group, Ltd</b>					
	<a href="http://www.BentleyG.com">www.BentleyG.com</a>				
<b>Address: 6634-42 Haverford Ave Phila. PA, 19151</b>					
<b>GROSS POTENTIAL RENTS</b>			<b>Monthly</b>	<b>Yearly</b>	
<b>TENANTS</b>		<b>Apt Num</b>	<b>Lease Exp</b>	<b>autofill</b>	
1	Lucie	1	MTM	650.00	7,800.00
2	Melvin Hendricks	2	MTM	600.00	7,200.00
3	Terry Small	3	MTM	735.00	8,820.00
4	Anaya Davis-granddaughter	4	MTM	850.00	10,200.00
5	Jeffrey Crawford	5	MTM	600.00	7,200.00
6	Alice Durham-grandmother	6	MTM	650.00	7,800.00
7	Doris Price	7	MTM	675.00	8,100.00
8	Clausette	8	MTM	650.00	7,800.00
9	Little Shepherd's Christian Center		MTM	9,500.00	114,000.00
<b>TOTAL INCOME</b>				<b>14,910.00</b>	<b>178,920.00</b>
<b>VACANCY FACTOR (5%)</b>				<b>745.50</b>	<b>8,946.00</b>
<b>OPERATING INCOME</b>				<b>14,164.50</b>	<b>169,974.00</b>
<b>OPERATING EXPENSES</b>				<b>autofill</b>	
	Real Estate Taxes			897.58	10,771.00
	Insurance Fire & Liab			769.17	9,230.00
	PGW-Heat & Hot Water	Apts Only		330.92	3,971.00
	PECO-Elec-halls & outside			71.42	857.00
	Water & Sewer			623.08	7,477.00
	Super & Trash			485.00	5,820.00
	Other			634.08	7,609.00
	Pest Control			83.33	1,000.00
<b>TOTAL OPERATING EXPEN'S</b>				<b>3,894.58</b>	<b>46,735.00</b>
<b>NET OPERATING INCOME</b>				<b>10,269.92</b>	<b>123,239.00</b>
Debt Service or Mortgage				<b>0.00</b>	<b>0.00</b>
<b>PRE-TAX INCOME</b>				<b>10,269.92</b>	<b>123,239.00</b>
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Asking Price	<b>\$1,300,000</b>		Cap Rate		<b>9.5%</b>
Square Ft	<b>12,500</b>		Per SF		<b>\$104</b>
Num Units	<b>9</b>		Per Unit		<b>\$144,444</b>
Multiplier	<b>7.3</b>				