



BERKSHIRE HATHAWAY | Florida Realty  
HomeServices

4141 N.W. 37<sup>th</sup> Place  
Gainesville, FL 32606

ESTIMATED INCOME EXPENSE PROFORMA

(Not warranted or guaranteed by the Listing Agency,  
Listing Agent, or Seller)

CURRENT GROSS POTENTIAL RENTS	\$ 101,460
With no vacancy factored in as it is leased	
EFFECTIVE GROSS INCOME	\$101,460
OPERATING EXPENSES	
Real Estate Taxes	\$ 16,735
Insurance	\$ 3,720
Management @ 3%	\$ 3,044
Repairs/Maintenance	\$ 1,000
Association Dues	\$ 8,304
Total Estimated Expenses	\$32,803
Estimated NOI	\$68,657
CAP RATE	5.5
Sales Price	\$1,250,000