

**115-117 Pierce**  
Rents

	Bds	Current	Market
Apt 1 - 115	1	\$1,200.00	\$1,200.00
Apt 2 - 115	2	\$1,400.00	\$1,400.00
Apt 1 - 117	2	\$1,400.00	\$1,400.00
Apt 2 - 117	2	\$1,206.00	\$1,400.00
Apt 3 - 117	3	\$1,671.00	\$1,700.00
Apt 4 - 117	3	\$1,700.00	\$1,700.00
Apt 5 - 117	2	\$1,200.00	\$1,400.00
Apt 6 - 117	3	\$1,700.00	\$1,700.00
Apt 7 - 117	3	\$1,700.00	\$1,700.00
		Current	New
Annualized		\$158,124.00	\$163,200.00

Expenses

Insurance		\$3,455.00	
Taxes		\$5,027.00	
Gas Heat		\$6,000.00	
Electric		\$3,500.00	
Trash		\$1,350.00	
Plowing/Lawn		\$600.00	
Water/Sewer		\$3,384.00	
Managment	8%	\$12,649.92	
Repairs/Reserves	6%	\$9,487.44	
Vacancy	2%	\$3,162.48	
Total		\$48,615.84	
NOI		\$109,508.16	\$114,584.16