

## Opportunity

2135 Montford Ave			
	2022	2023	Current Rent Roll
Unit A	\$2,800	\$2,800	\$3,100
Unit B	\$2,150	\$2,400	\$2,600
Unit C	\$2,450	\$2,250	\$2,800
Total Property	\$7,400	\$7,450	\$8,500
<b>Annual Income</b>	<b>\$88,800</b>	<b>\$89,400</b>	<b>\$102,000</b>
Insurance		\$3,667	\$5,532
Property Manager	\$2,320	\$6,355	\$4,800
Real Estate Taxes	\$13,724	\$14,273	\$14,273
Utilities	\$1,300	\$2,529	\$558
<b>Net Operating Income</b>	<b>\$71,456</b>	<b>\$62,576</b>	<b>\$76,837</b>