

		PERFORMA: APTs Income and Expenses-2024					
		BLDG		68	126	86	569
		PIN		03-21-311-033	03-21-311-030	03-21-311-032	03-21-315-001
		LLC		JKB	JKB	GJS	GJS
Bank				Paid Off	Paid Off	Itasca	Itasca
Rents	BR	Units					
		1		\$ 1,700	\$ 1,700	\$ 1,700	\$ 1,700
		2		\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400
		3		\$ 1,700	\$ 1,700	\$ 1,700	\$ 1,700
		4		\$ 1,700	\$ 1,700	\$ 1,700	\$ 1,700
		5		\$ 1,700	\$ 1,700	\$ 1,700	\$ 1,700
		6		\$ 1,700	\$ 1,700	\$ 1,700	\$ 1,700
		7		\$ 1,700	\$ 1,700	\$ 1,700	
		8		\$ 1,700	\$ 1,700	\$ 1,700	
		9		\$ 1,700	\$ 1,700	\$ 1,700	
		10		\$ 1,700	\$ 1,700	\$ 1,700	
		11		\$ 1,400	\$ 1,400	\$ 1,400	
		12		\$ 1,700	\$ 1,700	\$ 1,700	
		Monthly Total		\$ 19,800	\$ 19,800	\$ 19,800	\$ 9,900
		Annual Total		\$ 237,600	\$ 237,600	\$ 237,600	\$ 118,800
List Price				\$ 1,890,000	\$ 1,890,000	\$ 1,890,000	\$ 890,000
Expenses based on other properties data sold in the area 2024-25. It is Broker Projection.							
Property Taxes are 2023 Actual. Rents are 2025-26 Projected based on the curretn market rent rate							
	PT			\$ 27,738	\$ 27,738	\$ 27,738	\$ 13,879
	License			\$ 1,000	\$ 1,000	\$ 1,000	\$ 525
	Operating	Refuse		\$ 2,400	\$ 2,400	\$ 2,400	\$ 1,200
		Electricity		\$ 1,100	\$ 1,100	\$ 1,100	\$ 700
		Water		\$ 12,000	\$ 12,000	\$ 12,000	\$ 6,500
		Gas		\$ 7,000	\$ 7,000	\$ 7,000	\$ 3,500
		Insurance		\$ 5,800	\$ 5,800	\$ 5,800	\$ 3,500
		HOA					
		Other		\$ 2,163	\$ 2,163	\$ 6,500	\$ 2,000
		Total Op Exp		\$ 30,463	\$ 30,463	\$ 34,800	\$ 17,400
	Total expenses			\$ 59,201	\$ 59,201	\$ 63,538	\$ 31,804
	Income after Expenses			\$ 178,399	\$ 178,399	\$ 174,062	\$ 86,996
	CAP			9.44%	9.44%	9.21%	9.77%
	Rent Multipler			\$ 7.95	\$ 7.95	\$ 7.95	\$ 7.49