Murray Hill Portfolio Analysis

Income		Monthly	Annual	Note
2155 Murray Hill				
	Down	1,375	$16,500	Actual
	Up	1,295	$15,540	Actual
2158 Murray Hill				
	Down Rear	**1,495**	$17,940	Actual
	Down Front	1,645	$19,740	Actual
	Up	2,250	$27,000	Market
2159 Murray Hill				
	Down	1,500	$18,000	Actual
	Up	3,020	$36,240	STR Average
Total Gross Income			**$150,960**	
Expense				
2155				
	Taxes		($5,617)	
	W/S		($1,800)	
	Insurance		($1,200)	
	Electric		$0	
	Gas		$0	
	Maint		($1,200)	
2158				
	Taxes		($8,577)	
	W/S		($1,800)	
	Insurance		($1,200)	
	Electric		$0	
	Gas		$0	
	Maint		($1,200)	
2159				
	Taxes		($4,735)	
	W/S		($1,800)	
	Insurance		($1,200)	
	Electric		$0	
	Gas		$0	
	Maint		($1,200)	
Tot. Vacancy		5%	($7,548)	
Total Expense			($39,077)	
Net Operating Income			**$111,883**	

Cap Rate	Purchase Price =	$1,250,000	**8.95%**