

	Address	Units	SF	Gross Rent	Effective Gross Income
1906-10 Ingersoll Street	3	9	12,750	\$17,254	\$207,048
1316 N 18th street	1	3	3,200	\$5,421	\$65,052
1321 N 19th street	1	4	4,500	\$5,895	\$70,740
	5	16	20,450	\$28,570	\$342,840
Annual Income Approach:					
Gross Potential Income					\$342,840
Less Vacancy:					\$22,500
Effective Gross Income					\$320,340
Taxes					\$6,829
Insurance					\$12,294
Management				6%	\$19,220
Water					Tenant Pays \$50 Per Unit
Electric					\$1,800
License					\$864
Replacement Reserves					Up To Buyer
Repairs & Maintenance					\$19,200
Trash					\$2,500
Total Expenses					\$62,707
Estimated Purchase					\$3,695,000
DOWN PAYMENT					\$739,000
NOI					\$257,633
Cap Rate					6.97%
COC					34.86%