

Type of Property: Apartment Number of Units: 5 Net Rentable Sq. Ft.: 3,000 Purchase Price: \$450,000 Down Payment: \$450,000			<div>601 E Rice Blythe</div>				
Gross Schedule Income	\$43,800	\$43,800					
Vac. and Credit Loss	3.0% \$1,314	\$1,314					
Gross Operating Income	\$42,486	\$42,486					
Operating Expenses	23.1% \$10,100	\$10,100					
Net Operating Income	\$32,386	\$32,386					
Loan Payment 1							
Loan Payment 2							
Cash Flow	\$32,386	\$32,386					
Cash-On-Cash Return	7.20%	7.20%					
CAP Rate	7.20%	7.20%					
Gross Rent Multiplier	10.27	10.27					
Cost per Square Foot	\$150.00						
<u>Operating Expenses</u> Taxes-Property \$4,500 1.00% Taxes-Payroll Insurance-F & L \$2,400 Insurance-Workers Comp Utilities-Gas Utilities-Electric Utilities-Water \$2,000 Services- Trash \$1,200 Services- Gardener Supplies & Misc. Advertising Repairs & Maintenance Pest Control Licenses Manager-On Site Manager-Professional Other Other Other Other Assumes % of GSI only ----- Total \$10,100			<div>Actual</div>				
Assessed Value of Land Assessed Value of Impr. Assessed Value of Pers. Prop			<div> Sales Price \$450,000 1st Loan - Month Amortization 2nd Loan - Due Date in Yrs </div>				
			Unit No	Description	Rent per Unit	No Of Units	Total Rent
			601	1/1	\$800	1	\$800
			605	1/1	\$450	1	\$450
			609	1/1	\$800	1	\$800
			613	1/1	\$800	1	\$800
			617	1/1	\$800	1	\$800
			See	separate page if property	24 or	more	units
			Total Rental Income \$3,650 Other Income Grand Total (Annual) \$43,800				