

Type of Property:	Apartment		601 E Rice Blythe				
Number of Units:	5						
Net Rentable Sq. Ft.:	3,000						
Purchase Price:	\$450,000						
Down Payment	\$450,000						
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%	Actual				
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							
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Total	\$10,100						
Assessed Value of Land							
Assessed Value of Impr.							
Assessed Value of Pers. Prop							
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See	separate page if property		24 or	more	units		
Total Rental Income							
\$3,650							
Other Income							
\$43,800							
Grand Total (Annual)							