

1000 7th Street Income	7 = 2 BR	3 = 1 BR	
	Monthly		Annually
Apt Rental Income	\$26,890.00		\$322,680.00
Parking Income 4 spaces	\$600.00		\$7,200.00
Total Income	\$27,490.00		\$329,880.00
SALES PRICE		\$4,500,000	
1000 7th street expenses			
Water/Sewer Utiliteis	\$800.00		\$9,600.00
property maintenace	\$450.00		\$5,400.00
FPL	\$40.00		\$480.00
landscaping			\$1,000.00
waste management	\$629.00		\$7,548.00
repairs			\$3,000.00
real estate taxes 2026			52,809.70
Total Expenses	\$1,919.00		\$79,837.70
Net operating income	\$25,571.00		\$250,042.30
CAP RATE		5.56%	