

107 David St, Greenville		
Purchase Price	\$1,450,000	
	T12 ACTUAL	Notes
TOTAL UNITS	10	10 units
Gross Annual Income	\$156,000	
EXPENSES		
Vacancy	0.00%	
Vacancy \$	\$0.00	
Utilities	\$0.00	
Lawn Care	\$0.00	
Maintenance	\$0.00	
Garbage	\$0.00	
Actual Annual Taxes	\$29,000.00	actual taxes
Annual Insurance	\$2,783.76	actual insurance
Pest Control	\$0.00	
Management Fees	\$0.00	
HOA	\$0.00	
Admin (tax prep, reporting, etc.)	\$0.00	
EXPENSES AND VACANCY	\$31,783.76	
Expense Rate %	20.37%	
CAPEX % OF GROSS INCOME		
CAPEX BUDGET	\$0.00	
NOI	\$124,216	\$1,450,000
AS-IS CAP	8.57%	T12 Actual CAP