

	Current	Comments
Rent	\$156,540	
Loss to lease	\$0	
Vacancy loss	-\$7,827	5%
Other income	\$2,400	Laundry estimate \$200/mo
Gross income	\$151,113	
Management fee	\$11,153	7.5%
Maintenance	\$8,525	2023 - \$775/unit (does not include capex improvements)
Cleaning	\$1,800	Common area cleaning
Utilities - gas	\$19,238	Average for last 10 years; \$10.9/MCF
Utilities - electric	\$2,600	Building common areas & garages; Bay City service; actual T12
Utilities - water	\$8,650	Common water and sewer; Bay City service; actual T12
Landscaping	\$2,500	
Waste removal	\$1,336	Bay City service; actual T12
Snow removal	\$2,500	
Insurance	\$8,610	2024 actual
Real estate taxes	\$14,026	Based on 2024 taxable value of 224,450
Total expenses	\$80,938	
NOI	\$70,175	