

				APTs Income and Expenses-2024			
		BLDG		68	126	86	569
		PIN		03-21-311-033	03-21-311-030	03-21-311-032	03-21-315-001
		LLC		JKB	JKB	GJS	GJS
Bank				Paid Off	Paid Off	Itasca	Itasca
Rents	BR	Units					
		1		\$ 1,425	\$ 1,425	\$ 1,425	\$ 1,225
		2		\$ 1,125	\$ 1,100	\$ 1,050	\$ 1,425
		3		\$ 1,225	\$ 1,100	\$ 1,000	\$ 1,425
		4		\$ 1,425	\$ 1,425	\$ 1,425	\$ 1,425
		5		\$ 1,425	\$ 1,500	\$ 1,425	\$ 1,425
		6		\$ 1,425	\$ 1,425	\$ 1,425	\$ 1,425
		7		\$ 1,425	\$ 1,425	\$ 1,425	
		8		\$ 1,500	\$ 1,425	\$ 1,175	
		9		\$ 1,425	\$ 1,425	\$ 1,425	
		10		\$ 1,500	\$ 1,425	\$ 1,325	
		11		\$ 1,425	\$ 1,425	\$ 1,425	
		12		\$ 1,425	\$ 1,425	\$ 1,425	
		Monthly Total		\$ 16,750	\$ 16,525	\$ 15,950	\$ 8,350
		Annual Total		\$ 201,000	\$ 198,300	\$ 191,400	\$ 100,200
					\$ 690,900		
List Price				\$ 1,890,000	\$ 1,890,000	\$ 1,890,000	\$ 890,000
Expenses based on other properties data sold in the area 2024-25. It is Broker Projection.							
Property Taxes are 2023 Actual. Rents are 2025 Actual.							
	PT	\$ 97,094		\$ 27,738	\$ 27,738	\$ 27,738	\$ 13,879
	License			\$ 1,000	\$ 1,000	\$ 1,000	\$ 525
	Operating	Refuse		\$ 2,400	\$ 2,400	\$ 2,400	\$ 1,200
		Electricity		\$ 1,100	\$ 1,100	\$ 1,100	\$ 700
		Water		\$ 12,000	\$ 12,000	\$ 12,000	\$ 6,500
		Gas		\$ 7,000	\$ 7,000	\$ 7,000	\$ 3,500
		Insurance		\$ 5,800	\$ 5,800	\$ 5,800	\$ 3,500
		HOA					
		Other		\$ 2,163	\$ 2,163	\$ 6,500	\$ 2,000
		Total Op Exp		\$ 30,463	\$ 30,463	\$ 34,800	\$ 17,400
					\$ 113,126		
	Total expenses			\$ 59,201	\$ 59,201	\$ 63,538	\$ 31,804
	Income after Expenses			\$ 141,799	\$ 139,099	\$ 127,862	\$ 68,396
					\$ 477,155		
	CAP			7.50%	7.36%	6.77%	7.68%
					7.33%		
	Rent Multiplier			\$ 9.40	\$ 9.53	\$ 9.87	\$ 8.88