

901 S. Colorado & 110 7th St	size	r/month
Hammer & Stain	1,385	\$ 1,325.00
upstairs apt	1,010	\$ 1,250.00
Shear Indulgence	792	\$ 425.00
<u>apt above beauty salon</u>	<u>800</u>	<u>\$ 975.00</u>
total sq ft	3,987	\$ 3,975.00
current income per month		\$ 3,975.00
annual income		\$ 47,700.00
operating expenses		
insurance	\$1,269	
taxes	\$3,832	
lawn	\$550	
gas water elect	\$2,100	
miscellaneous	\$3,000	
total expenses		\$10,751
expense ratio	23%	
noi		\$ 36,949.00