

Dexter Underwriting

Expense	Annual Cost	Rents			
New Taxes @3.4m	\$42500.00	1 beds	\$90720.00		
Electric	\$2700.00	2 beds	\$117600.00		
Trash	\$6557.00	2 bed remodeled	\$26400.00		
Insurance	\$4012.00	Laundry	\$4800.00		
Water/Sewer	\$4863.00	TOTAL GSI	\$239520.00		
Gardener	\$2700.00	Expenses	\$87281.60		
Laundry Lease	\$1644.00	Net Income	\$152238.40		
Repairs/Handyman	\$15120.00				
3% Vacancy	\$7185.60			Purchase Price	Net Income
TOTAL EXPENSES	\$87281.60			\$3400000.00	\$152238.40
					CAP Rate
					0.044776