

Purchase Price	\$ 3,795,000
----------------	--------------

INCOME	Monthly	Annual
Unit 1	\$ 4,200	\$ 50,400
Unit 2	\$ 4,490	\$ 53,880
Unit 3	\$ 4,300	\$ 51,600
Unit 4	\$ 791	\$ 9,492
Unit 5	\$ 2,430	\$ 29,160
Unit 6	\$ 2,900	\$ 34,800
Total Income	\$ 19,111	\$ 229,332

EXPENSE		
Property Tax	\$ 3,953	\$ 47,438
Insurance	\$ 404	\$ 4,847
Utilities	\$ 650	\$ 7,800
Maint & Repair	\$ 350	\$ 4,200
Total Expense	\$ 5,357	\$ 64,285

Net Income	\$ 13,754	\$ 165,048
------------	-----------	------------

Cap Rate	4.35%
GRM	16.55