

REVENUE

# units:	6
avg rent / unit:	2,350
rent / month:	14,100
rent / year:	<u>169,200</u>
Gross Operating Income (GOI):	169,200

EXPENSES

Property Tax:	11,844	7.0%
Utilities:	6,768	4.0%
Insurance:	6,768	4.0%
Property Management:	6,768	4.0%
Vacancy / Bad Debt:	5,076	3.0%
Maintenance:	<u>5,076</u>	3.0%
Total Operating Expenses (TOE):	<u>42,300</u>	25.0%
Net Operating Income (NOI):	<u><u>126,900</u></u>	

Projected completed value

5.75% Capitalization:	\$ 2,206,957
5.25% Capitalization:	\$ 2,417,143
5.0% Capitalization:	\$ 2,538,000
4.75% Capitalization:	\$ 2,671,579

Land Cost:	\$ 748,962
Lot Size:	3,208 ft ²
Building footprint:	1,276 ft ²
Gross Construction Area (GCA):	5,104 ft ²
Land Cost Gross:	\$ 233 /ft ²
Land Cost / GCA:	\$ 147 /ft ²