

	PRO-FORMA	
Address	322 Oklahoma St	
Type	3 UNITS	
Bedrooms/Baths	1 = 2/1	
	2 = 1/1	
Year Built		
Occupancy	70%	
ASKING PRICE	\$ 1,818,000	
INCOME	Month	Annual
Airbnb	\$ 6,151	70,549
Private / Repeat	\$ 6,666	79,992
	\$-	
Gross Adjusted Income	\$ 12,817	150,541
EXPENSES		
Electric	\$ 200	2,400
Water	\$ 255	3,060
Repairs & Maintenance	\$ 100	1,200
Cameras Service	\$ -	
Landscaping	\$ 42	504
Property Taxes	\$ 1,731	20,772
Waste Management	\$ -	
Insurance	\$ 1,188	12,436
Total Expenses	\$ 3,516	40,372
Net Operating Income (NOI)	\$ 9,301	110,169
CAP RATE @ \$1,818,000		6.06%
CAP RATE @ \$1,600,000		6.89%