

	Year	2022	2023	2024
	Total Average Monthly	\$ 18,975.00	\$ 30,880.00	\$ 32,380.00
	Yearly Gross Revenue	\$ 227,700.00	\$ 370,560.00	\$388,560.00
	Taxes	\$ 32,000.00	\$ 32,000.00	\$ 32,000.00
	Annual Insurance	\$ 2,760.00	\$ 2,760.00	\$ 2,760.00
	Repair and Maintenance	\$ 500,000.00	\$ 31,200.00	\$ 13,000.00
	Utilities	\$ 3,000.00	\$ 3,000.00	\$ 1,500.00
	Trash	\$ 8,400.00	\$ 8,400.00	\$ 4,200.00
	Total Yearly Expenses	\$ 546,160.00	\$ 77,360.00	\$ 77,360.00
	Yearly Net Operating	-\$ 318,460.00	\$ 293,200.00	\$ 335,100.00
	CAP	7.71%		
	Sale Price	\$3,802,853.44		



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