

Proforma Based on 2024-2025						
Address	Bedroom	Bath	Rent	Tenant paid utilities	property insurance	property tax
3016 River Park	4	2	\$1,825	Water, LG&E, & \	137	358.39
427 N 28th street	2	1	\$1,100	Water, LG&E, & \	167	431.85
427 1/2 N 28th Street	1	1	\$1,000	Water, LG&E, & \	134	314.56
1542 Garland	4	1.5	\$1,650	Water, LG&E, & \	245	314.56
1815 Columbia	2	1	1,000	Water, LG&E, & \	215	1006.66
1817 Columbia	2	1	\$900	Water, LG&E, & \	206	591.41
			7475		1104	3017.43
Yearly Gross Rent	89700					
Property Management 10%	-8970					
Property Insurance	-1104					
Property Tax	-3017.43					
Vacany	-8970					
NOI	67,638.50					
List Price	625,000					
Cap	10.82%					