

INCOME AND EXPENSES

Unit #	1A	2B	3C	4D	5E	6F	Comm Space	TOTAL
Rent Income Monthly	\$ 1,120	\$ 975	\$ 930	\$ 780	\$ 950	\$ 978		\$ 5,733
Utility Income Monthly	\$ 120	\$ 150	\$ 140	\$ 100	\$ 150	\$ 150		\$ 810
Pet Fee Monthly	\$ 50	\$ 50						\$ 100
Annual Income								\$ 79,716

Commercial space was last rented for \$800 in August 2021. Owner using since then.
Can be rented out again for additional income

Taxes (2% discounted)	\$ 6,019.00
Property Insurance	\$ 4,116.00
Flood Insurance (Can be avoided if no mortgage)	\$ 1,875.00
Water and Sewer	\$ 10,798.00
Commercial Space Electric	\$ 520.00
Gas	\$ 3,960.00
Trash and Recycle	\$ 2,760.00
License/Permit/Inspections	\$ 200.00
Snow/Mow/Landscaping/Trimming	\$ 950.00
Annual Expenses	\$ 31,198.00
Net Operating Income (NOI)	\$ 48,518.00
Asking Price	\$ 675,000.00
Cap Rate	7.2%