

<b>WINCHESTER APARTMENTS_20 UNITS_ALL 2 BEDRM 1 BATH</b>		
		<b>Winchester</b>
<b>Total # Units</b>	<b>82</b>	<b>20</b>
<b>Income</b>		
Monthly Income	\$ 19,365.00	
Gross Potential Income	\$ 232,380.00	
Vacancy (4%)	\$ 9,295.20	
Adjusted Gross Income	\$ 223,084.80	
Laundry/misc fees/pets	\$ 3,000.00	
Garage Income	\$ -	
<b>Effective Gross Income</b>	<b>\$ 226,084.80</b>	
<b>Expenses</b>		
Taxes	\$ 45,932.00	
Insurance	\$ 8,000.00	
Utilities		
gas	\$ 2,400.00	
electric	\$ 2,400.00	
water	\$ 7,200.00	
Landscaping	\$ 2,350.00	
Snow Removal	\$ 2,000.00	
Reserves/ \$250/unit	\$ 5,000.00	
Management/	\$ 11,304.24	
Repairs & Maint.	\$ 11,304.24	
Supplies	\$ 2,260.85	
Trash	\$ -	
Admin. Legal & accounting	\$ 3,391.27	
Pest control	\$ 750.00	
<b>Total Expenses</b>	<b>\$ 104,292.60</b>	
Expense ratio	\$ 0.46	
<b>Net Operating Income</b>	<b>\$ 121,792.20</b>	