

WINCHESTER APARTMENTS_20 UNITS_ ALL 2 BEDRM 1 BATH				
		Winchester		
Total # Units	82	20		
Income				
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		\$ -		
Effective Gross Income		\$ 226,084.80		
Expenses				
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		
Total Expenses		\$ 104,292.60		
Expense ratio		\$ 0.46		
Net Operating Income		\$ 121,792.20		