

304 Hankes Ave Aurora				Price: \$1,800,000.00			
UNIT	B.R.	RENT	Proforma	OPERATING EXPENSES	Month	Year	Proforma
#1	2	\$1,700.00	\$1,650.00	Property Taxes	\$1700.00	\$20,400.00	\$21,012.00
#2	1	\$1,200.00	\$1,400.00	Maintenance	\$300.00	\$3,600.00	\$3,708.00
#3	2	\$1,590.00	\$1,650.00	Vacancy (3%)	\$397.35	\$4,768.20	\$4,911.25
#4	1	\$1,425.00	\$1,400.00	Landscaping/ Snow	\$200.00	\$2,400.00	\$2,472.00
#5	2	\$1,550.00	\$1,650.00	Utilities - Water/Sewer	\$600.00	\$7,200.00	\$7,416.00
#6	2	\$1,600.00	\$1,650.00	Utilities - Electric	\$100.00	\$1,200.00	\$1,236.00
#7	2	\$1,690.00	\$1,700.00	Utilities - Gas	\$230.00	\$2,760.00	\$2,842.80
#8	2	\$1,100.00	\$1,700.00	Insurance - Fixed	\$400.00	\$4,800.00	\$4,944.00
#9	1	\$1,290.00	\$1,300.00	General Admin		\$0.00	\$0.00
Laundry Income		\$100.00	\$100.00	Trash Removal	\$200.00	\$2,400.00	\$2,472.00
Monthly :		\$13,245.00	\$14,200.00	Total Expenses	\$4,127.35	\$49,528.20	\$51,014.05
Yearly :		\$158,940.00	\$170,400.00	Total Revenue	\$13,245.00	\$158,940.00	\$170,400.00
				Monthly Reserves	\$9,117.65	\$109,411.80	\$119,385.95
				Cap Rate		6.08%	6.63%
				Suggested Price with Cap	6.00%	\$1,823,530.00	