

	Tenant	Rentable Sqft	Lease To/From	Monthly Total Rent	Annual Total Rent	Notes
Apartment 1 (Lower)	J.Lora	768 (2 bed/1 bath)	MTM	\$1,200.00	\$14,400	
Apartment 2 (Upper)	Vacant	768 (2 bed/1 bath)	NA	\$1,000.00	\$12,000	Seller has AirBnb this Unit @\$69 p
				Total Gross Income	\$26,400	
<b>Property Expenses</b>	<b>Annual Cost</b>	*Estimated*				
Property Tax	\$3,748	*2026 Proposed*				
Insurance	\$2,350					
Property Management	\$1,850					
Utilites-House & Vacant	\$1,000	*Tenant Utilities Billed Back through Rubs*				
Garbage	\$360					
Lawn/Snow	\$1,200					
Repairs and Maintenance	\$1,500					
Annual Total	\$12,008			Estimated Annual Net Income	\$14,392	
NOI	\$14,392.00					
Capitlal Rate of Return	6.00%					
<b>Purchase Price</b>	\$240,000.00					
<b>25% Down</b>	\$60,000.00					
<b>Loan</b>	\$180,000.00	Estimated loan 6.0% Interest @ 25 Yr. AM				
<b>Monthly Debt Service</b>	\$1,159.74					
<b>NOI after Debt Service</b>	\$475.12					