

**GROSS SCHEDULED INCOME:       \$       102,600.00**

Market/Potential Rents	Utilities	
875	75	
875	75	
625	75	
625	75	
875	75	
875	75	
675	75	
1000	150	4-rm suite (#8-11)
650	75	
650	75	
<b>7725</b>	<b>825</b>	MONTHLY
<b>\$       92,700.00</b>	<b>\$   9,900.00</b>	ANNUALLY

**NET OPER INCOME:               \$   80,258.00**

Potential Gross Income:	\$ 102,600.00	
Vacancy/Collection Losses:	10%	SOP
10% loss amt:	\$ 10,260.00	
Effective Gross Income:	\$ 92,340.00	
Oper Expenses:	\$ 12,082.00	from 2024
NOI	\$ 80,258.00	

**CAP RATE:                               8.16%**

Current Market Value (sale) "CMV"	983,000
NOI	80,258
NOI divided by CMV	0.08
X 100	8.16

**Note: Market/Potential Rents are conservative. Higher rents are likely on some units.**