

**4125 Market St**

4125 Market St		Month to Month			Monthly	Yearly
Ordinary Income/Expense		Unit count				
<b>Income</b>						
	<b>Bed/Bath</b>	<b>Sqft</b>	<b>Unit count</b>	<b>Rent</b>		
	2/1	1150 sqft	1.00	2400	2,400	\$ 28,800
	2/1	1050 sqft	7.00	2200	15,400	\$ 184,800
	1/1	740 sqft	2.00	1425	2,850	\$ 34,200
						\$ -
		<b>Less vacancy</b>		<b>5%</b>	1,068	\$ 12,810
	<b>Total Rent</b>					\$ 234,990
<b>Total Income</b>					19,583	\$ 234,990
<b>Expense</b>						
	<b>Landscaping and Groundskeeping</b>				120	\$ 1,440
	<b>Property Management Fees</b>			<b>5%</b>	979	\$ 11,750
	<b>Repairs and Maintenance</b>				200	\$ 2,400
	<b>Insurance</b>				251	\$ 3,012
	<b>Property Taxes</b>				1,507	\$ 18,084
	<b>Utilities</b>				1,350	\$ 16,200
	<b>Total Expense</b>				4,407	\$ 52,886
<b>Net Ordinary Income</b>						\$ 182,105
<b>Net Income</b>					15,175	\$ 182,105
				<b>6% Cap Rate</b>		\$ 3,035,075