D ST, Halsey Oregon **20 Plex** **Townhome style units**

Unit #	Type	SQ FT	Current				Market Rent			
1	2 Bedroom / 1.5 bathroom	892	$	960.00	$	11,520.00	$	1,350.00	$	16,200.00
2	2 Bedroom / 1.5 bathroom	892	$	990.00	$	11,880.00	$	1,350.00	$	16,200.00
3	2 Bedroom / 1.5 bathroom	892	$	1,295.00	$	15,540.00	$	1,350.00	$	16,200.00
4	2 Bedroom / 1.5 bathroom	892	$	1,250.00	$	15,000.00	$	1,350.00	$	16,200.00
5	2 Bedroom / 1.5 bathroom	892	$	990.00	$	11,880.00	$	1,350.00	$	16,200.00
6	2 Bedroom / 1.5 bathroom	892	$	1,295.00	$	15,540.00	$	1,350.00	$	16,200.00
7	2 Bedroom / 1.5 bathroom	892	$	1,295.00	$	15,540.00	$	1,350.00	$	16,200.00
8	2 Bedroom / 1.5 bathroom	892	$	1,400.00	$	16,800.00	$	1,400.00	$	16,800.00
9	2 Bedroom / 1.5 bathroom	892	$	1,350.00	$	16,200.00	$	1,350.00	$	16,200.00
10	2 Bedroom / 1.5 bathroom	892	$	1,295.00	$	15,540.00	$	1,350.00	$	16,200.00
11	2 Bedroom / 1.5 bathroom	892	$	1,295.00	$	15,540.00	$	1,350.00	$	16,200.00
12	2 Bedroom / 1.5 bathroom	892	$	1,015.00	$	12,180.00	$	1,350.00	$	16,200.00
13	2 Bedroom / 1.5 bathroom	892	$	1,450.00	$	17,400.00	$	1,450.00	$	17,400.00
14	2 Bedroom / 1.5 bathroom	892	$	1,295.00	$	15,540.00	$	1,350.00	$	16,200.00
15	2 Bedroom / 1.5 bathroom	892	$	1,275.00	$	15,300.00	$	1,350.00	$	16,200.00
16	2 Bedroom / 1.5 bathroom	892	$	1,350.00	$	16,200.00	$	1,350.00	$	16,200.00
17	1 bedroom / 1 bathroom	446	$	950.00	$	11,400.00	$	950.00	$	11,400.00
18	2 Bedroom / 1.5 bathroom	892	$	1,250.00	$	15,000.00	$	1,350.00	$	16,200.00
19	2 Bedroom / 1.5 bathroom	892	$	1,295.00	$	15,540.00	$	1,350.00	$	16,200.00
20	2 Bedroom / 1.5 bathroom	892	$	1,295.00	$	15,540.00	$	1,350.00	$	16,200.00
Total Gross Scheduled Income			$	24,590.00	$	295,080.00	$	26,750.00	$	321,000.00
Less Vacancy 5%					$	(14,754.00)			$	(16,050.00)
RUBS @ $65					$	4,320.00			$	14,820.00
Laundry Income					$	3,780.00			$	3,780.00
Effective Gross Income (EGI)					$	288,426.00			$	323,550.00
Expenses										
Property taxes					$	(16,237.20)			$	(16,805.50)
Insurance					$	(8,198.00)			$	(8,484.93)
Property Management		6%			$	(17,305.56)			$	(19,413.00)
Electricity					$	(3,300.00)			$	(3,300.00)
Garbage					$	(7,356.00)			$	(7,356.00)
Water/Sewer					$	(22,200.00)			$	(22,200.00)
Landscaping + W/D cleaning					$	(4,800.00)			$	(4,800.00)
Building Repairs & Maintenance		$700			$	(14,000.00)			$	(14,000.00)
Turnover		$350			$	(7,000.00)			$	(7,000.00)
Reserves		$350			$	(7,000.00)			$	(7,000.00)
Total Expenses					$	(107,396.76)			$	(110,359.43)
		Net Operating Income:			$	181,029.24			$	213,190.57