Building Income and Expenses
853 - 857 S. Clinton Ave.

	SF	Monthly Rent	Annual Rent	Rent PSF
Restaurant (gross rent is projected)	2,500	$ 3,125	$ 37,500	$ 15.00
Apt - North -2 bdrms (Henry)	?	$ 700	$ 8,400	
Apt - South - 1 bdrm (John & Samantha)	?	$ 850	$ 10,200	
Gross Rents		$ 4,675	$ 56,100	
Less 5% Vacancy Allowance			$ (2,805)	
		Effective Gross Rents	$ 53,295	

Expenses:	
Property Taxes	$ 6,743
Building Insurance	$ 7,250
Water	$ 430
Snow Plowing	$ 1,500
Common Area Electric	none
Landlord Paid Gas/Heat	none
Pest Control	business exp
Trash/Refuse	business exp
Maintenance & Repairs (5%)	$ 2,805
Total Expenses	$ 18,728
Net Operating Income	$ 34,567
CAP Rate	12%
Property Value	$ 288,058
Round to	$ 300,000
Equipment	$ 50,000
Total Asking Price	$ 350,000