



**CANDICE
LOCKHART**
REALTOR®

Your Local Real Estate Agent & Neighbor.

"Investors don't decide to buy properties; they decide to buy the income streams of the properties".

Operating Statement

Property Name 2695 Main Purchase Price \$1910K
Location Lawrenceville GA
Type of Property 4plex
Annual Mortgage Payment _____

POTENTIAL GROSS INCOME 9500 / 114,000

- Less Vacancy and Collection Loss 2376
- Plus Additional Income _____

ACTUAL RENTAL INCOME

- 0 vacant
- Unit 1 1900 1 Bed Unit 2 2400 2 Bed Unit 3 2800 3 Bed
 - Unit 4 2400 2 Bed Unit 5 _____ Unit 6 _____

EFFECTIVE GROSS INCOME

9500

Operating Expenses

Real Estate Property Taxes 14,132

Property Insurance \$13000

Utilities:

- Water 100m / \$1200
- Electric _____
- Gas \$oil \$1000 annual
- Sewer Public \$300 quarterly / \$1200
- Trash Removal public

Accounting and Legal _____

Licenses and Permits _____

Building Advertising _____

Building Supplies _____

Off-Site Management _____

Payroll _____

Employee Benefits _____

Taxes/Worker Compensation _____

MISCELLANEOUS CONTRACT SERVICES:

Maintenance _____

Landscaping _____

Pest Extermination _____

TOTAL OPERATING EXPENSES

20,632

NET OPERATING INCOME

93,368

- Less Mortgage Payment _____
- Less Funded Reserves _____

CASH FLOW BEFORE TAXES

\$193,368

CAP RATE

10.76



**COLDWELL
BANKER
REALTY**



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