Net Sheet for 1600 Regina St

<u>Income</u>					
Rent		\$6,525			
Utility Fee					
Legal Related / Late fees					
Tenant Billed repairs					
Monthly Income		\$6,525			
Annual Income	\$	78,300.00			
<u>Expenses</u>					
Insurance		\$2,920			
Gas		\$2,920 \$750			
Electric					
	A	\$420			
Management	\$				
Trash	\$	2,375.00			
Taxes	\$	2,485.00			
Water/sewer	\$	3,600.00			
Vacancy Reserve 5%	\$	3,915.00			
Maintenance Reserve 5%	\$	3,915.00			
Lawn/Snow		\$300			
Annual Expenses		\$20,680			
Net	\$	57,620.00			
CAP at \$550,000		0.10			
CAF at \$550,000		0.10			
	Unit 1 2 3			Current Rents	
				1,150.00 1,000.00 1,075.00	
	4			1,000.0	
	5		\$	1,300.0	
	6		\$	1,000.0	