Incomes

Unit #	Rooms	Rents	
101	3+2	2,950.00	
102	3+2	3,000.00	
storage		60.00	
201	3+2	3,000.00	
202	2+1	2,150.00	
203	2+1	2,028.80	
204	3+2	3,000.00	
301	2+1	2,100.00	
302	2+1	2,100.00	
303	3+2	3,000.00	
Laundry		100.00	estimated
Total (Monthly)		23,388.80	

Expenses		
Sale Price	**3,245,000**	
Property Tax	38,940.00	
insurance	10,569.76	
water & electricity	19,618.59	(Jan.-Dec. 2025)
gas (central water heater)	6,287.45	(Jan.-Dec. 2025)
trash	7,490.16	(Jan.-Dec. 2025)
phone & internet	2,364.00	
Pest Control	660.00	
landscaping	1,500.00	estimated
repairs & maintenance	5,000.00	
Management Fee	9,000.00	
LAHD annual fees	700.00	
Total Opertaing Expenses	$ 102,129.96	

	Actual
Gross Operating Income	280,666
Expenses	102,129.96
Net Operating Income	$ 178,535.64
CAP rate	5.50%