

**St Clair**

		<b>CURRENT</b>	<b>Consrv. Increase</b>		
<b>Numbers assimilated by Ashley Brumley using owners provided details and numbers</b>					
Current Rents		252,300	263,700		
Laundry		8,400	9,600		
<b>28 units (26 units as apartments other 2 are office 10-2beds and 16 1 beds some 2 beds some 1bed are 800mo. and some are 1000mo.)</b>					
Total Gross		260,700	273,300		
Electric for Hallways/Laundry		4,685.54	4,685.54		
Gas Bill for Laundry		533.31	533.31		
Water		3,540.21	3,540.21		
Maint guy*Also gets a free unit		6,000	6,000		
Management *Will stay on with new owner for 5%		12,000	12,000		
Taxes		6,706.18	6,706.18		
Insurance		4,139	4,139		
Garbage		2,320.20	2,320.2		
Pest		2,400	2,400		
Maint Est.		12,000	12,000		
Total Operating Expenses		54,324.44	42,324.44		
**16 1 beds and 10 2bed					
Net Operating Income		206,376	230,976		
		9%	10%		