

	Per Unit Cost	2101 Scheel St., Belleville	2109 Scheel St., Belleville	2127 E Belle, Belleville	2135 E Belle, Belleville	2131 E Belle, Belleville	304 Gettysburg, Belleville	308 Gettysburg, Belleville	41 Fourscore, Belleville	7705 Woodcliffe, Belleville	7709 Woodcliffe, Belleville	TOTALS
Unit Mix - Bedroom/Bathroom # of Units		2Bed - 1Bath 6	2Bed - 1Bath 6	1Bed - 1Bath 4	1Bed - 1Bath 4	1Bed - 1Bath 6	2Bed - 1Bath 4	2Bed - 1Bath 4	2Bed - 1Bath 4	1Bed - 1Bath 4	1Bed - 1Bath 4	46
Unit A/1 Rent	Vacant	\$ 700.00	\$ 975.00	\$ 775.00	\$ 595.00	\$ 750.00	\$ 975.00	\$ 750.00	\$ 975.00	\$ 350.00	\$ 650.00	
Unit B/2 Rent	Section 8	\$ 890.00	\$ 750.00	\$ 595.00	\$ 625.00	\$ 775.00	\$ 695.00	\$ 675.00	\$ 915.00	\$ 535.00	\$ 650.00	
Unit C/3 Rent		\$ 745.00	\$ 975.00	\$ 775.00	\$ 775.00	\$ 650.00	\$ 400.00	\$ 675.00	\$ 750.00	\$ 700.00	\$ 665.00	
Unit D/4 Rent		\$ 700.00	\$ 975.00	\$ 650.00	\$ 665.00	\$ 775.00	\$ 900.00	\$ 675.00	\$ 915.00	\$ 650.00	\$ 650.00	
Unit E/5 Rent		\$ 900.00	\$ 850.00			\$ 700.00						
Unit F/6 Rent		\$ 700.00	\$ 700.00			\$ 625.00						
Monthly Income		\$ 4,635.00	\$ 5,225.00	\$ 2,795.00	\$ 2,660.00	\$ 4,275.00	\$ 2,970.00	\$ 2,775.00	\$ 3,555.00	\$ 2,235.00	\$ 2,615.00	\$ 33,740.00
Avg per Unit		\$ 772.50	\$ 870.83	\$ 698.75	\$ 665.00	\$ 712.50	\$ 742.50	\$ 693.75	\$ 888.75	\$ 558.75	\$ 653.75	
Annual Income		\$ 55,620.00	\$ 62,700.00	\$ 33,540.00	\$ 31,920.00	\$ 51,300.00	\$ 35,640.00	\$ 33,300.00	\$ 42,660.00	\$ 26,820.00	\$ 31,380.00	\$ 404,880.00
Vacancy factor	6%	\$ 3,337.20	\$ 3,762.00	\$ 2,012.40	\$ 1,915.20	\$ 3,078.00	\$ 2,138.40	\$ 1,998.00	\$ 2,559.60	\$ 1,609.20	\$ 1,882.80	\$ 24,292.80
Gross Income		\$ 52,282.80	\$ 58,938.00	\$ 31,527.60	\$ 30,004.80	\$ 48,222.00	\$ 33,501.60	\$ 31,302.00	\$ 40,100.40	\$ 25,210.80	\$ 29,497.20	\$ 380,587.20
Operating Expenses:												
Property Taxes		\$ 9,218.52	\$ 9,076.96	\$ 4,705.68	\$ 4,567.18	\$ 6,318.72	\$ 4,889.40	\$ 4,951.12	\$ 5,943.76	\$ 4,444.36	\$ 4,444.36	\$ 58,560.06
Insurance	\$ -	\$ 2,311.86	\$ 2,311.86	\$ 1,594.32	\$ 1,594.32	\$ 2,428.06	\$ 1,748.32	\$ 1,748.32	\$ 1,768.27	\$ 1,745.32	\$ 1,745.32	\$ 18,995.97
Water	\$ -	\$ 721.38	\$ 721.38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 369.87	\$ 346.48	\$ 346.49	\$ 1,784.22
Sewer	\$ -	\$ 360.00	\$ 292.23	\$ 93.53	\$ 93.53	\$ 410.00	\$ -	\$ -	\$ 1,200.00	\$ -	\$ 359.00	\$ 2,808.29
Trash - per complex	0	\$ 1,622.76	\$ 1,622.76	\$ 658.36	\$ 658.36	\$ 658.36	\$ -	\$ -	\$ 1,056.00	\$ 866.16	\$ 866.16	\$ 8,008.92
Electric & Gas		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Management	5%	\$ 2,781.00	\$ 3,135.00	\$ 1,677.00	\$ 1,596.00	\$ 2,565.00	\$ 1,782.00	\$ 1,665.00	\$ 2,133.00	\$ 1,341.00	\$ 1,569.00	\$ 20,244.00
Repairs & Maintenance	\$ 600.00	\$ 3,600.00	\$ 3,600.00	\$ 2,400.00	\$ 2,400.00	\$ 3,600.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 27,600.00
Pest Control	\$ 14.44	\$ 86.64	\$ 86.64	\$ 57.76	\$ 57.76	\$ 86.64	\$ 57.76	\$ 57.76	\$ 57.76	\$ 57.76	\$ 57.76	\$ 664.24
Internet or Cable												
Landscaping / Mowing / Snow removal	\$ 86.34	\$ 518.04	\$ 518.04	\$ 345.36	\$ 345.36	\$ 518.04	\$ 345.36	\$ 345.36	\$ 345.36	\$ 345.36	\$ 345.36	\$ 3,971.64
Total Operating Expenses		\$ 20,498.82	\$ 21,364.87	\$ 11,532.01	\$ 11,312.51	\$ 16,584.82	\$ 11,222.84	\$ 11,167.56	\$ 15,274.02	\$ 11,546.44	\$ 12,133.45	\$ 142,637.34
% of Gross Income		39.21%	36.25%	36.58%	37.70%	34.39%	33.50%	35.68%	38.09%	45.80%	41.13%	
NOI		\$ 31,783.98	\$ 37,573.13	\$ 19,995.59	\$ 18,692.29	\$ 31,637.18	\$ 22,278.76	\$ 20,134.44	\$ 24,826.38	\$ 13,664.36	\$ 17,363.75	\$ 237,949.86
Asking Price		\$ 373,929.18	\$ 442,036.82	\$ 235,242.24	\$ 219,909.29	\$ 372,202.12	\$ 262,103.06	\$ 236,875.76	\$ 292,075.06	\$ 160,757.18	\$ 204,279.41	\$ 2,799,410.12
Cap Rate	8.50%	8.50%	8.50%	8.50%	8.50%	8.50%	8.50%	8.50%	8.50%	8.50%	8.50%	8.50%
Gross Rent Multiplier		6.72	7.05	7.01	6.89	7.26	7.35	7.11	6.85	5.99	6.51	6.91
Price per Unit		\$ 62,321.53	\$ 73,672.80	\$ 58,810.56	\$ 54,977.32	\$ 62,033.69	\$ 65,525.76	\$ 59,218.94	\$ 73,018.76	\$ 40,189.29	\$ 51,069.85	\$ 60,856.74
NOTES:												
304 & 308 Gettysburg	Has a new roof and new concrete driveways. Tenants pay for Sewer and Trash											
41 Fourscore	Landlord pays for Sewer and Trash New decking on the back											
Woodcliff	Has a new roof and 1 building has new siding											