

Use	Unit	Tenant	Mo Rent	Annual Rent
Industrial	1	Dave	\$ 1,475	\$ 17,700
	2	Dan	\$ 850	\$ 10,200
	3	Shavana	\$ 1,275	\$ 15,300
				<u>\$ 43,200</u>

Residential	1	Rajab +2	\$ 1,380	\$ 16,560	<i>(combined sublet)</i>
	2	Anthony	\$ 1,000	\$ 12,000	
	3	Sonya	\$ 675	\$ 8,100	
				<u>\$ 36,660</u>	

Total Gross Rent **\$ 79,860**

				<u>1284</u>	<u>1286</u>
Gas/Heat		\$ 1,867		1157	710
Electric		\$ 6,476		4481	1995
Water					
Maintenance contracts		\$ 1,305		653	652
Routine Repair (on avg)		\$ -			
Janitorial		\$ -			
Routine Landscaping		\$ -			
Snow Removal		\$ -			
Security		\$ -			
Insurance		\$ 6,157		3079	3078
Taxes - County		\$ 791		395	396
Taxes School /Sewer		\$ 3,166		1583	1583
User Fee		\$ 703		351	352
Property Management		\$ 5,590			
Reserves		\$ 3,993			

Total Expenses **\$ 30,048 38%**

Net Operating Income **\$ 49,812**

\$ 549,900

CAP RATE 9.06%