

Potential Rental Income		
Rent	\$ 40,500.00	See rent roll
Vacancy and Credit Losses	\$ 2,025.00	5% of Gross Rent
Effective Rental Income \$ 38,475.00		
Other Income	\$ -	
Gross Operating Income (GOI)		
	\$ 38,475.00	
Operating Expenses		
Property Taxes	\$ 2,018.00	Per 2025 tax bill
Insurance	\$ 539.00	Hazard and Liability
Property Management	\$ 3,847.50	10% of GOI
City Water	\$ 990.00	\$150-\$180 every 2 mos
Repairs & Maintenance	\$ 3,847.00	Estimate at 10% GOI
Electricity	\$ 420.00	Paid monthly for well house ~\$35/mo
Trash	\$ -	Tenant takes care of this via a private provider
Landscaping/CAM	\$ 360.00	\$60/mont x 6 mos
Misc	\$ -	
Total Expenses	\$ 12,021.50	
Net Operating Income	\$ 26,453.50 NOI	

Rent Roll	
Unit 1	\$ 550.00
Unit 2	\$ 550.00
Unit 6	\$ 550.00
Unit 7	\$ 600.00
Unit 8	\$ 475.00
Unit 9	\$ 650.00
Total	\$3,375.00
Annualized	\$ 40,500.00