

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	\$ -
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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