

Units	Apt. Type	M/ Rent	Yr/ Rent
Commercial		\$1,750	\$21,000
#1	2 BED/1 BATH	\$2,330	\$27,960
#2	1 BED/1 BATH	\$1,960	\$23,520
#3	1 BED/1 BATH	\$1,960	\$23,520
Townhouse	1 BED/1 BATH	\$1,960	\$23,520
#4	1 BED/1 BATH	\$1,960	\$23,520
#5	2 BED/1 BATH	\$2,330	\$27,960
#6	2 BED/1 BATH	\$2,330	\$27,960
#7	1 BED/1 BATH	\$1,960	\$23,520
#8	2 BED/1 BATH	\$2,330	\$27,960
#9	2 BED/1 BATH	\$2,330	\$27,960
#10	2 BED/1 BATH	\$2,330	\$27,960
#11	3 BED/1 BATH	\$2,790	\$33,480
Water		\$385	\$4,620
		<b>\$28,705</b>	<b>\$344,460</b>
<b>Annual Income Approach:</b>			
Gross Potential Income			\$344,460
Less Vacancy:	5%		-\$17,223
Effective Gross Income			\$327,237
Taxes Com. Pays \$1252	\$1,252		\$15,008
Insurance			\$9,600
Management	7%		\$22,907
Water			\$600
Electric			\$600
License			\$648
Repairs & Maintenance			\$1,200
Trash			\$500
Laundromat Expenses			\$44,934
<b>Total Expenses</b>			<b>\$95,997</b>
<b>Est. Remaining Construction</b>			<b>\$400,000</b>
<b>Purchase</b>			<b>\$1,975,000</b>
<b>ALL IN</b>			<b>\$795,000</b>
<b>NOI</b>			<b>\$231,240</b>
<b>ARV</b>			<b>\$4,000,000</b>
<b>CAP RATE</b>			<b>10.27%</b>
<b>COC</b>			<b>29.09%</b>
<b>Net From Sale</b>			<b>\$1,333,440</b>