

Building	Current Rent/Vacant	Unit	Market Rent/Mo	Annual Proforma
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14682 Wallace Pike All units have a deck & storage unit

Unit 1	vacant	2bdr 1.5 ba	\$ 1,200.00	\$ 14,400.00
Unit 2	\$ 950.00	2 bd 1.5 ba	\$ 1,200.00	\$ 14,400.00
Unit 3	\$ 900.00	2 bd 1.5 ba	\$ 1,200.00	\$ 14,400.00
unit 4	\$ 1,000.00	2 bd 1.5 ba	\$ 1,200.00	\$ 14,400.00

14694 Wallace Pike

unit #5	\$ 700.00	1 bd 1 ba	\$ 900.00	\$ 10,800.00
unit #6	\$ 600.00	1 bd 1 ba	\$ 900.00	\$ 10,800.00
unit #7	\$ 700.00	1bd 1 ba	\$ 900.00	\$ 10,800.00
unit #8	\$ 600.00	1 bd 1 ba	\$ 900.00	\$ 10,800.00
unit #9	\$ 1,000.00	2bd 1 ba	\$ 1,300.00	\$ 15,600.00
unit #10 managers unit	\$ 600.00	2bd 2 ba	\$ 1,400.00	\$ 16,800.00
Discounted 50%				

14676 Wallace Pike

Personal Residence Not Rented	\$ -	3 Bdr 2 bath Plus Spa room	\$ 2,500.00	\$ 30,000.00
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Total	\$ 7,050.00		\$ 13,600.00	\$ 163,200.00
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Expenses:

Tenant pays:	BVU	Electricity		Annual
Landlord pays:	WCSA	Water	370/mo	\$ 4,440.00
	WM	garbage	700/mo	\$ 8,400.00
	Terminex	pest	900/yr	\$ 900.00
	Property Tax	tax	1488/yr	\$ 1,488.00
	landscape	as need	\$200/visit	\$ 3,600.00
				\$ 18,828.00
Net Operating Incmome				\$ 144,372.00