

INCOME	341, 364, 366 Madison		PROJECTED	
	341 1st Fl	\$ 1,850	\$ 2,000	
	341 2nd Fl	\$ 1,850	\$ 2,000	
	341 Basement	\$ -	\$ 1,500	
	364 1st Fl	\$ 1,850	\$ 2,000	
	364 2nd Fl	\$ 1,850	\$ 2,000	
	364 3rd Fl	\$ 1,850	\$ 2,000	
Total Monthly		\$ 9,250	\$ 11,500	
Total Monthly	\$ 9,250			
GRAND TOTAL YEAR	\$ 111,000			

TRUE EXPENSES				
Taxes- town	341, 364, 366 Madison			
Taxes-county	341 City	\$5,800		
Taxes- school	341 School	\$6,859		
Water/Sewer	364 City	\$6,002		
Insurance	364 School	\$7,118		
Heat	366 City	\$1,579		
Electric	366 School	697.51		
Total		\$ 28,056		
GRAND TOTAL YEAR	\$28,056			

ACTUAL			
TOTAL GROSS INCOME	\$	111,000	
TOTAL EXPENSES	\$	28,056	
TOTAL NET INCOME	\$	82,944	
OFFERED FOR SALE	\$	1,150,000	
NOI (CAP RATE)		7.21%	

Projected Income			
TOTAL GROSS INCOME	\$	138,000	
TOTAL EXPENSES	\$	28,056	
TOTAL NET INCOME	\$	109,944	
OFFERED FOR SALE	\$	1,150,000	
NOI (CAP RATE)		9.56%	