Expe	enses Spreads	sheet 20	24		
	Water/Sewer	Trash	Pest Control		
January	\$1,400.00	\$570.00	\$123.17		
February	\$1,400.00	\$570.00	\$123.17		
March	\$1,400.00	\$570.00	\$123.17		
April	\$1,400.00	\$570.00	\$123.17		
May	\$660.70	\$679.80	\$123.17		
June	\$910.70	\$679.88	\$123.17		
July	\$1,442.38	\$679.88	\$123.17		
August	\$1,224.11	\$696.88	\$123.17		
September	\$1,342.88	\$919.68	\$123.17		
October	\$1,353.00	\$679.88	\$123.17		
November	\$1,593.49	\$590.24	\$123.17		
December	\$1,400.00	\$679.88	\$123.17		
				ExpensesTotal	
Subtotal:	\$15,527.26	\$7,886.12	\$1,478.04	\$24,891.42	

Gross	Rental In	Laundry Income 2024			
January	\$29,725.15			January	\$585.50
February	\$32,016.95			February	\$578.75
March	\$26,983.45			March	\$618.25
April	\$31,185.25			April	\$595.35
May	\$25,238.00			May	\$643.95
June	\$23,944.00			June	\$560.70
July	\$22,961.00			July	\$510.75
August	\$26,472.00			August	\$579.75
September	\$25,839.00			September	\$616.80
October	\$24,376.37			October	\$558.75
November	\$26,274.00			November	\$625.25
December	\$26,000.00			December	\$600.00
Total	\$321,015.17			Laundry Total:	\$7,073.80
Profor	ma				
Purchase Price	\$4,500,000.00	Cap Rate	8.70%		
Gross Rental Income	\$430,800.00	NOI	\$391,696.00		
Laundry	\$7,073.00				
Effective Gross Income	\$437,873.00				
Property Tax	\$12,286.00				
Property Insurance	\$9,000.00				
Operating Expenses	\$24,891.00				
Total Expenses	\$46,177.00				