

Gross Rental Income 2024				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	
Proforma							
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						