

Proforma (Actual, 24 Units)			
<b>Property Information</b>		<b>Proforma</b>	
Purchase Price	\$6,300,000	Total Gross Rent	\$405,216
Number of Units	24	Vacancy	\$12,156
Average Rent	\$1,407	<b>Gross Income</b>	\$393,060
Unit Type	3 Bed, 1 Bath	Insurance	\$7,200
Unit Square Footage	1088	Real Estate Taxes	\$26,550
Year Built	1980	Repairs, Maintenance	\$47,167
Site Acreage	1.13	Utilities	\$31,800
		Management	\$27,514
This is a Pro Forma only. Although effort has been made to provide reasonable data, neither Essential Real Estate nor it's agents can guarantee this data. It is recommended that the buyer do an independent verification.		<b>Total Operating Expense</b>	\$140,231
		<b>Net Operating Income</b>	\$252,828
		<b>Cap Rate</b>	4.01%