

Income

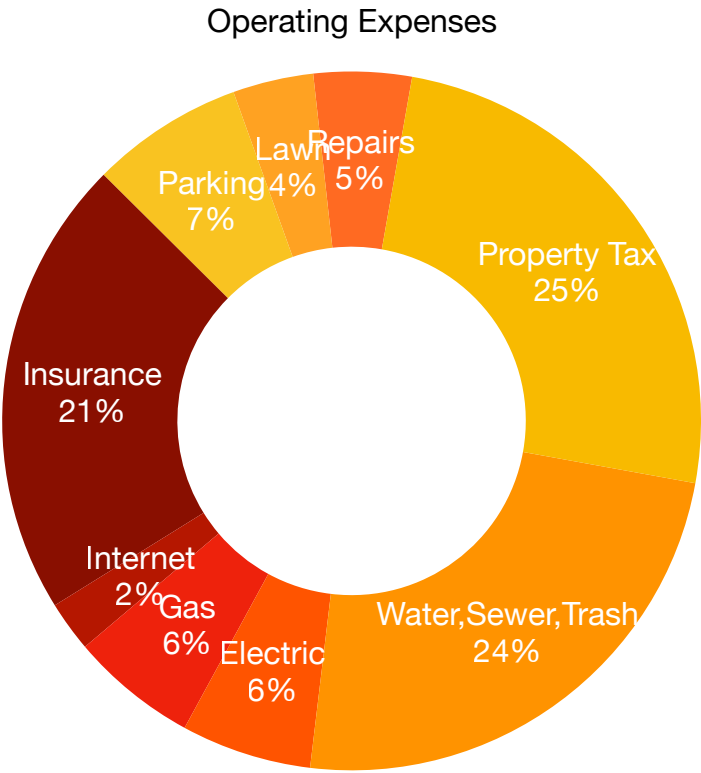
	T-12	Proforma
Rent	\$168,125	\$179,400
Laundry	\$4,200	\$4,200
	\$172,325	\$183,600

Operating Expense

	T-12
Property Tax	\$6,380
Water,Sewer,Trash	\$6,117
Electric	\$1,535
Gas	\$1,497
Internet	\$595
Insurance	\$5,416
Parking	\$1,800
Lawn	\$950
Repairs	\$1,153
Op Ex	\$25,443

164 W Wall St

\$1,700,000



	T-12	Proforma
NOI	\$146,882	\$158,157
Cap Rate	8.64%	9.30%

