

CASH FLOW ANALYSIS AT \$6,000,00 SALE PRICE:							
				Actual	Proforma	Potential Sale Price	\$6,000,000.00
Gross Income				\$417,439.80	\$534,018.60	Property Tax Rate	1.15%
Expenses:						Profroma PSF Per Month	Profroma CAM Charge Per Unit
Water/Sewer				\$3,240.00	\$0.00	\$2.95	\$105.00
Electric				\$1,680.00	\$0.00		
Pest Control				\$1,200.00	\$0.00	# of Units	12
Gardener				\$2,400.00	\$0.00		
Trash				\$4,200.00	\$0.00		
Other/Maintenance				\$2,400.00	\$0.00		
Property Taxes				\$69,000.00	\$69,000.00		
Property Insurance				\$16,000.00	\$16,000.00		
Total Expenses				\$100,120.00	\$85,000.00		
Net Operating Income				\$317,319.80	\$449,018.60		
Return on Investment / Cap Rate:				5.29%	7.48%		
CAM CHARGE PER UNIT PER YEAR				\$1,260.00			
CAM CHARGE PER UNIT PER MONTH				\$105.00			