	Current	Proforma				Current	Proforma	
Purchase price	$ 575,000.00	$ 575,000.00						
Gross rental income	$ 71,220.00	$ 84,000.00		1E	1 Bed	$ 965.00	$ 1,100.00	
vacancy 5%	$ 3,561.00	$ 4,200.00		1R	1 Bed	$ 975.00	$ 1,100.00	
Total income	$ 67,659.00	$ 79,800.00		1W	1 Bed	$ 850.00	$ 1,100.00	
				2E	2 Bed	$ 945.00	$ 1,300.00	
Tax	9,940.50	9,940.50		2W	2 Bed	$ 1,100.00	$ 1,300.00	
Insurnace	$ 4,200.00	$ 4,200.00		3	1 Bed	$ 1,100.00	$ 1,100.00	Vacant
Water sewer	$ 3,840.00	$ 3,840.00						
Gas electric	$ 1,000.00	$ 1,000.00						
Maintance 5%	$ 3,382.95	$ 3,990.00						
Management 5%	$ 3,382.95	$ 3,990.00						
Total expenses	$ 25,746.40	$ 26,960.50		Montly		$ 5,935.00	$ 7,000.00	
				Annual		$ 71,220.00	$ 84,000.00	
NOI	$ 41,912.60	$ 52,839.50						
Cap Rate:	7.3%	9.2%						

50
40
50
70
60
50