

**commercial building**

	SF	rent/sf	gross rent	
Dimond Brothers current space	4950	5.09		25200
dimond brothers vacant space	4960	7		34720
<b>GROSS INCOME</b>				<b>59920</b>

lawncare and snow removal	5919
moring disposal - dumpster	440
pest control	544
comed	0
nicor	0
water and sewer	730
estimated real estate taxes	10849
<b>TOTAL EXPENSES</b>	<b>18482</b>

**NET INCOME 41438**

<b>CAP RATE CALCULATION</b>	450000	9.21
	414380	10

**brick building**

beauty shop space	1200	9.1	10926	10926
apartment	1200	2.5	3000	3000
<b>total income</b>				<b>13926</b>

gas	1320
water	900
estimated insurance	600
estimated taxes	3388
<b>TOTAL EXPENSES</b>	<b>6208</b>

**net income 7718**

<b>CAP RATE CALCULATION</b>	75000	10.29
	77180	10
	95000	8.12

parking lot taxes	684.16
building taxes	13552.74
<b>total real estate taxes</b>	<b>14236.9</b>