

Proforma (Actual, Heather Lane)			
Property Information		Proforma	
Purchase Price	\$850,000	Total Gross Rent	\$57,600
Number of Units	4	Vacancy	\$1,728
Average Rent	\$1,200	Gross Income	\$55,872
Unit Type	2 Bed, 1 Bath	Insurance	\$1,200
Unit Square Footage	822	Real Estate Taxes	\$4,544
Year Built	1978	Repairs, Maintenance	\$5,587
Site Acreage	0.24	Utilities	Paid by Tenant
		Total Operating Expense	\$11,331
This is a Pro Forma only. Although effort has		Net Operating Income	\$44,541
been made to provide reasonable data,		Cap Rate	5.24%
neither Essential Real Estate nor it's agents			
can guarantee this data. It is recommended			
that the buyer do an independent verification.			