A- 3BR B- 1 BR C- 1 BR \$56 C- 1 BR \$66 Total Monthly Income Total Annual Income % Vacancy and credit Losses N// Property Management Fees Maintainence Landscaping Snowplowing \$57 Section 1	Income urrent income 1450/Month 500/Month 600/Month \$2,550 \$30,600	\$74,280 Variable
Price: \$459,900 Bedrooms Bathrooms 5 BR/ 3BA Operating I Cu Cu A- 3BR \$14 B- 1 BR \$50 C- 1 BR \$60 Total Monthly Income Total Annual Income Operating Ex % Vacancy and credit Losses N// Operating Ex Property Management Fees Se Maintainence Va Landscaping Se Snowplowing Se	urrent income 1450/Month 500/Month 600/Month \$2,550 \$30,600 //A Expenses elf Managed	\$2400.00 (Based on HUD) \$1995.00(If rented as a 2 BR) \$1,795.00 \$6,190.00 \$74,280 Variable
Section Bathrooms Bathrooms Section Section	urrent income 1450/Month 500/Month 600/Month \$2,550 \$30,600 //A Expenses elf Managed	\$2400.00 (Based on HUD) \$1995.00(If rented as a 2 BR) \$1,795.00 \$6,190.00 \$74,280 Variable
A- 3BR B- 1 BR C- 1 BR S50 C- 1 BR Total Monthly Income Total Annual Income % Vacancy and credit Losses Property Management Fees Maintainence Landscaping Snowplowing	urrent income 1450/Month 500/Month 600/Month \$2,550 \$30,600 //A Expenses elf Managed	\$2400.00 (Based on HUD) \$1995.00(If rented as a 2 BR) \$1,795.00 \$6,190.00 \$74,280 Variable
A- 3BR \$14 B- 1 BR \$50 C- 1 BR \$60 Total Monthly Income Total Annual Income % Vacancy and credit Losses Operating Ex Property Management Fees Maintainence Landscaping Snowplowing	urrent income 1450/Month 500/Month 600/Month \$2,550 \$30,600 //A Expenses elf Managed	\$2400.00 (Based on HUD) \$1995.00(If rented as a 2 BR) \$1,795.00 \$6,190.00 \$74,280 Variable
A- 3BR B- 1 BR C- 1 BR \$56 C- 1 BR \$66 Total Monthly Income Total Annual Income % Vacancy and credit Losses Operating Ex Property Management Fees Maintainence Landscaping Snowplowing	1450/Month 500/Month 600/Month \$2,550 \$30,600 //A Expenses 023 Expenses elf Managed	\$2400.00 (Based on HUD) \$1995.00(If rented as a 2 BR) \$1,795.00 \$6,190.00 \$74,280 Variable
B- 1 BR \$56 C- 1 BR \$66 Total Monthly Income Total Annual Income % Vacancy and credit Losses Operating Ex Property Management Fees Maintainence Landscaping Snowplowing	\$2,550 \$30,600 \$30,600 \$Xpenses 023 Expenses elf Managed	\$1995.00(If rented as a 2 BR) \$1,795.00 \$6,190.00 \$74,280 Variable
Total Monthly Income Total Annual Income % Vacancy and credit Losses Operating Ex Property Management Fees Maintainence Landscaping Snowplowing	\$2,550 \$30,600 //A Expenses 023 Expenses elf Managed	\$1,795.00 \$6,190.00 \$74,280 Variable
Total Annual Income % Vacancy and credit Losses Operating Ex Property Management Fees Maintainence Landscaping Snowplowing	\$30,600 //A Expenses 023 Expenses elf Managed	\$74,280 Variable
Total Annual Income % Vacancy and credit Losses Operating Ex Property Management Fees Maintainence Landscaping Snowplowing	\$30,600 //A Expenses 023 Expenses elf Managed	\$74,280 Variable
% Vacancy and credit Losses Operating Ex Property Management Fees Maintainence Landscaping Snowplowing	ixpenses 023 Expenses elf Managed	Variable
Property Management Fees Maintainence Landscaping Snowplowing Operating Ex 203 Ya Se Se Se Se Se Se Se Se Se S	ixpenses 023 Expenses elf Managed	
Property Management Fees Se Maintainence Va Landscaping Se Snowplowing	023 Expenses elf Managed	
Property Management Fees Se Maintainence Va Landscaping Se Snowplowing	023 Expenses elf Managed	
Property Management Fees Se Maintainence Va Landscaping Se Snowplowing	elf Managed	
Maintainence Va Landscaping Se Snowplowing	-	Potential Estimated Expenses
Landscaping Se Snowplowing	ariable	Self Managed
Snowplowing		Variable
	elf Managed	\$150.00
Trash Mu	\$90.00	\$150.00
	lunicipal	Municipal
Water/Sewer	\$1,035	
	eparate Utilities	Separate Utilities
	eparate Utilities	Separate Utilities
Real Estate Taxes	\$5,779.00	•
Homeowners insurance	\$2,999.00	
T. () () ()	0005.05	#0.40 T
Total Monthly Expenses	\$825.25	\$842.75
	9,903.00	\$10,113.00
Net Operating	ig Income	
Total Annual Operating income N/A	/A	\$74,280
Total Annual Operating Expense N/A		\$10,113
Annual Net Operating Income N// Capitalization Rate		\$64,167
Desired Capitalization Rate N/A		8%
Desired Capitalization Rate N/A Desired Price		\$802,088
		+502 ,500
Actual Asking Price N/A		\$459,900
Actual Capitalization Rate N/A	/A	13.95%
Note: This spreadsheet should only be used for informati		