

1900 & 1905 Covillaud St.

<b>Income</b>	<b>Current</b>	<b>100% Occupancy</b>
	<b>Monthly Income</b>	<b>Additional Rev (1\$ /Sqft)</b>
Rent	\$ 6,337	\$ 1,500
<b>Operating Expenses</b>		
Property Insurance	\$ 778	
Gas, Sewer & Water	\$ 75	
Trash	\$ 333	
Pest Control	\$ 65	
General Repairs/Maintenance	\$ 1,480	
<b>Total Operating Expenses</b>	<b>\$ 2,731</b>	<b>\$ 2,731</b>
<b>Non- Operating Expenses</b>		
HVAC, Ceilings, Plumbing, Bldg Supplies, Locks/Keys, Carpet &	\$ 541	
<b>Total Non-Operating Expenses</b>	<b>\$ 541</b>	<b>\$ 541</b>
<b>Property Taxes (Based on 1.1% of \$625k Sales Price)</b>	<b>\$ 572</b>	<b>\$ 572</b>
<b>Total Expenses</b>	<b>\$ 3,844</b>	<b>\$ 3,844</b>
<b>Monthly Net Income</b>	<b>\$ 2,493</b>	<b>\$ 3,993</b>