

## 21 Anthony Dr Marysville

### Income

Monthly Rent	Actual	Pro-Forma
Mobile home 13 lots- 8 owned, 5 rented lots	\$63,120	\$78,000
Garage 58 x 26 with parking lot	\$0	\$18,000
Apartment House – 2 bedroom, 1 bathroom	\$0	\$14,400
<b>Total Annual Rent</b>	<b>\$63,120</b>	<b>\$110,400</b>
<b>Expenses</b>		
<b>Insurance:</b>	<b>\$2,240</b>	<b>\$2,240</b>
<b>Taxes:</b>	<b>\$6,542</b>	<b>\$6,542</b>
<b>Utilities:</b>		
Trash and storm water fee	\$4,930	\$6,500
Maintenance	\$9,797	\$12,000
Vacancy Allowance 5%	\$3,156	\$5,520
<b>Total Annual Expenses</b>	<b>\$26,665</b>	<b>\$32,802</b>
<b>Net Income</b>	<b>\$36,455</b>	<b>\$77,598</b>