

Rent Roll

Unit	Size	Type	Monthly	Proforma
101	768	2BR/1B	\$1,450	\$2,000
102	768	2BR/1B	\$1,550	\$2,000
103	768	2BR/1B	\$1,550	\$2,000
104	768	2BR/1B	\$1,550	\$2,000
105	768	2BR/1B	\$1,525	\$2,000
106	768	2BR/1B	\$1,550	\$2,000
107	768	2BR/1B	\$1,550	\$2,000
108	768	2BR/1B	\$1,550	\$2,000
109	768	2BR/1B	\$1,625	\$2,000
110	768	2BR/1B	\$1,550	\$2,000
201	768	2BR/1B	\$1,550	\$2,000
202	768	2BR/1B	\$1,450	\$2,000
203	768	2BR/1B	\$1,550	\$2,000
204	768	2BR/1B	\$1,500	\$2,000
205	768	2BR/1B	\$1,550	\$2,000
206	768	2BR/1B	\$1,275	\$2,000
207	768	2BR/1B	\$1,500	\$2,000
208	1184	2BR/2B	\$1,850	\$2,000
209	768	2BR/1B	\$1,500	\$2,000
210	768	2BR/1B	\$1,500	\$2,000
301	768	2BR/1B	\$1,525	\$2,000
302	768	2BR/1B	\$1,500	\$2,000
303	768	2BR/1B	\$1,550	\$2,000
304	768	2BR/1B	\$1,500	\$2,000
305	768	2BR/1B	\$1,550	\$2,000
306	768	2BR/1B	\$1,550	\$2,000
307	768	2BR/1B	\$1,525	\$2,000
308	1184	2BR/2B	\$1,825	\$2,000
309	768	2BR/1B	\$1,525	\$2,000
310	768	2BR/1B	\$1,500	\$2,000
Monthly Total			\$46,225	\$60,000
Yearly Rent Total			\$554,700	\$720,000
Laundry			\$10,764	\$10,764
Parking			\$4,800	\$24,000
Utility Recapture			-	\$54,000
Gross Income			\$570,264	\$808,764

Expenses

	Current	Proforma	
RPT	\$20,495	\$20,495	3.60%
GET	\$24,908	\$32,400	4.50%
Water/Sewer	\$47,330	\$47,330	8.32%
Prop. Mgmt.	\$40,833	\$58,032	7.18%
Gas	\$20,423	\$20,423	3.59%
Common Elec.	\$2,593	\$2,593	0.46%
Internet (for security cams)	\$1,810	\$1,810	0.32%
Garbage	\$5,853	\$5,853	1.03%
Insurance	\$12,657	\$12,657	2.22%
Fire Systems	\$366	\$366	0.06%
Pest Control	\$597	\$597	0.10%
Yard Service	\$8,482	\$8,482	1.49%
Cleaning/Janitorial	\$4,726	\$4,726	0.83%
Vacancy/CL	\$11,070	\$14,400	2.00%
Repairs/Maint.	\$11,381	\$16,175	2.00%
Total Expenses	\$213,524	\$246,340	37.70%
NOI	\$356,740	\$562,424	