

Annual Operating Expenses (Excluding Property Taxes)

- Insurance: \$2,191/year
- Electricity (Common Areas/Laundry): \$900/year
- Gardener: \$900/year
- Water & Sewer: \$2,300/year
- Trash: \$2,000/year

Total Annual Operating Expenses (Excluding Property Taxes)

\$8,291/year

Estimated Annual Operating Expenses (Including Property Taxes)

- Property Taxes: \$17,289.38/year
- Insurance: \$2,191/year
- Electricity (Common Areas/Laundry): \$900/year
- Gardener: \$900/year
- Water & Sewer: \$2,300/year
- Trash: \$2,000/year

Total Estimated Annual Operating Expenses (Including Property Taxes)

\$25,580.38/year

Financial Overview (Excluding Property Taxes)**Current Income (One Vacant Unit)**

- Gross Operating Income: \$93,630/year
- Operating Expenses: \$8,291/year
- NOI: \$85,339/year
- Approximate Cap Rate: 4.74%

Pro Forma Income (Fully Rented)

- Gross Operating Income: \$123,300/year
 - Operating Expenses: \$8,291/year
 - NOI: \$115,009/year
 - Approximate Pro Forma Cap Rate: 6.39%
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Financial Overview (Including Property Taxes)**Current Income (One Vacant Unit)**

- Gross Operating Income: \$93,630/year
- Operating Expenses: \$25,580.38/year
- NOI: \$68,049.62/year
- Approximate Cap Rate: 3.78%

Pro Forma Income (Fully Rented)

- Gross Operating Income: \$123,300/year
- Operating Expenses: \$25,580.38/year
- NOI: \$97,719.62/year
- Approximate Pro Forma Cap Rate: 5.43%