

NE 59th

Floor Plan	Unit #	Unit Mix	Occupied Units	Living Space SQFT	Rent / SF	Current Rental Income	Annual Rent	% Annual Rent
2 bd, 1 ba	1	6%	Occupied	750	\$2.13	\$1,595	\$19,140	6%
2 bd, 1 ba	2	6%	Occupied	750	\$2.26	\$1,695	\$20,340	6%
2 bd, 1 ba	3	6%	Occupied	750	\$2.26	\$1,695	\$20,340	6%
2 bd, 1 ba	4	6%	Occupied	750	\$2.33	\$1,745	\$20,940	7%
2 bd, 1 ba	5	6%	Occupied	750	\$2.13	\$1,595	\$19,140	6%
2 bd, 1 ba	6	6%	Occupied	750	\$2.26	\$1,695	\$20,340	6%
2 bd, 1 ba	7	6%	Occupied	750	\$2.13	\$1,595	\$19,140	6%
2 bd, 1 ba	8	6%	Occupied	750	\$2.13	\$1,595	\$19,140	6%
2 bd, 1 ba	9	6%	Occupied	750	\$2.13	\$1,595	\$19,140	6%
2 bd, 1 ba	10	6%	Occupied	750	\$2.13	\$1,595	\$19,140	6%
2 bd, 1 ba	11	6%	Occupied	750	\$2.13	\$1,595	\$19,140	6%
2 bd, 1 ba	12	6%	Occupied	750	\$2.13	\$1,595	\$19,140	6%
2 bd, 1 ba	13	6%	Occupied	750	\$2.13	\$1,595	\$19,140	6%
2 bd, 1 ba	14	6%	Occupied	750	\$2.26	\$1,695	\$20,340	6%
2 bd, 1 ba	15	6%	Occupied	750	\$2.26	\$1,695	\$20,340	6%
2 bd, 1 ba	16	6%	Occupied	750	\$2.13	\$1,595	\$19,140	6%
Total / AVG	16	100.00%	16/16	12000	\$2.33	\$26,170	\$314,040	100.00%

*Vacant units reflect market rents

Annual Proforma (Projected)

Projected Income	Monthly	Annual
Gross Rents	\$26,170	\$314,040
Pet Rent	\$200	\$2,336
Late Fees	\$262	\$3,140
Subtotal	\$26,632	\$319,516
Average Vacancy (4%)	-\$1,047	-\$12,562
Effective Gross Income	\$25,585	\$306,955
Net Operating Income	\$21,092	\$253,040
Annual Net Operating Income (NOI)		\$253,040
CAP RATE		7.23%
PRICE		\$3,499,900

Estimated Proforma Expenses	Monthly	Annual
Estimated Taxes	\$1,884	\$22,613
Insurance	\$453	\$5,440
Common Electricity	\$100	\$1,200
Landscaping	\$200	\$2,400
Management (5%)	\$1,309	\$15,702
General Admin	\$150	\$1,800
Turnover	\$80	\$960
Maintenance & Repairs	\$133	\$1,600
Trash	\$100	\$1,200
Septic Cleaning (every 6 months)	\$83	\$1,000
Total Operating Expenses	\$4,493	\$53,915
Per Unit	\$281	\$3,370
Percent of EGI	17.56%	17.56%

Utilities are paid in full by owners via RUBS or individual accounts not reflected in the above proforma. Assumed average late fees for this proforma.



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