RUDOLPH APARTMENTS				
		3&7 Rudolph		
Total # Units		6		
		2025		Yr. 1
		Projections		Proforma
Monthly Income		$	7,735.00	$ 9,710.00
Gross Potential Income		$	92,820.00	$ 116,520.00
Vacancy (4%)		$	2,784.60	$ 3,495.60
Adjusted Gross Income		$	90,035.40	$ 113,024.40
Laundry/Misc.		$	2,500.00	$ 2,500.00
Effective Gross Income		$	92,535.40	$ 115,524.40
Expenses				
Taxes		$	12,382.00	$ 12,382.00
Insurance		$	6,680.00	$ 6,680.00
Utilities				
gas		$	5,000.00	$ 5,000.00
electric		$	923.00	$ 923.00
water		$	1,654.00	$ 1,654.00
User Fee/Garbage		$	858.00	$ 858.00
grounds maint.		$	1,500.00	$ 1,500.00
Repairs & Maint.	**5%**	$	4,626.77	$ 5,776.22
Total Expenses		$	33,623.77	$ 34,773.22
Net Operating Income		$	58,911.63	$ 80,751.18