

Unit Sizes		NAME	MIX	NET CASH FLOW												TOTALS	
UNIT				JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPT	OCT	NOV	DEC		
1	725	HERSHBERGER	1 BED	1595	1595	1595	1595	1595	1595	1595	1595	1595	1595	1595	1595	1595	19140
2	500	PEREZ/LOPEZ	1 BED	1300	1300	1300	1300	1300	1300	1300	1300	1300	1300	1300	1300	1300	15600
3	725	ESCOBER	2 BED	1650	1650	1650	1650	1650	1650	1650	1650	1650	1650	1650	1650	1650	19800
4	725	RAMIREZ	2 BED	1750	1750	1750	1750	1750	1750	1750	1750	1750	1750	1750	1750	1750	21000
5	400	HUNT	1 BED	1075	1075	1075	1075	1075	1075	1075	1075	1075	1075	1075	1075	1075	12900
<b>TOTAL</b>	<b>3075</b>			<b>7370</b>	<b>7370</b>	<b>7370</b>	<b>7370</b>	<b>7370</b>	<b>7370</b>	<b>7370</b>	<b>7370</b>	<b>7370</b>	<b>7370</b>	<b>7370</b>	<b>7370</b>	<b>7370</b>	<b>88440</b>
GSI				88440	88440	88440	88440	88440	88440	88440	88440	88440	88440	88440	88440	88440	
<b>LOANS</b>																	
1st				0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL PAYMENTS</b>				0	0	0	0	0	0	0	0	0	0	0	0	0	0
DEBT%				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>EXPENSES</b>																	
INSURANCE				200	200	200	200	200	200	200	200	200	200	200	200	200	2400
LANDSCAPING				225	225	225	225	225	225	225	225	225	225	225	225	225	2700
VACANCY				400	400	400	400	400	400	400	400	400	400	400	400	400	4800
REPAIRS				250	250	250	250	250	250	250	250	250	250	250	250	250	3000
TAXES				750	750	750	750	750	750	750	750	750	750	750	750	750	9000
WATER				600	600	600	600	600	600	600	600	600	600	600	600	600	7200
<b>TOTAL EXPENSES</b>				2425	2425	2425	2425	2425	2425	2425	2425	2425	2425	2425	2425	2425	29100
<b>EXPENSE %</b>				0.329037	0.329037	0.329037	0.329037	0.329037	0.3290366	0.329037	0.329037	0.329037	0.329037	0.329037	0.329037	0.329037	0.329037
NET CF				4945	4945	4945	4945	4945	4945	4945	4945	4945	4945	4945	4945	4945	59340
NET CF FOR YEAR			59340														
ROR			0.0600														
OCCUPANCY																	
DEBT			0														
CAP RATE			6.00%														

NOI		59340														
NOI LESS VACANCY																
VALUE		989000														
EQUITY		989000														

