

**15 Coral Gables Court - Income and Expense Report**  
**4 Residential Units - Triplex**  
**As of: 03/26**

<b>CURRENT</b>				<b>Pro Forma (Estimate)</b>	<b>Last</b>
<b><u>MONTHLY INCOME</u></b>	<b><u>Actual</u></b>	<b><u>Length</u></b>		<b><u>At Market</u></b>	<b><u>Increase</u></b>
Unit 1	2 Bedroom	\$ 1,875.00		\$ 1,909.00	
Unit 2	2 Bedroom	\$ 1,675.00		\$ 1,909.00	
Unit 3	2 Bedroom	\$ 1,375.00		\$ 1,909.00	
Unit 4	2 Bedroom	\$ -	Vacant	\$ 1,909.00	
<b>Total Monthly Income</b>		<b>\$ 4,925.00</b>		<b>\$ 7,636.00</b>	
<b>Total Yealy Income</b>		<b>\$ 59,100.00</b>		<b>\$ 91,632.00</b>	
 <b>MONTHLY EXPENSES</b>					
Water/Sewer/Garbage		\$ 575.00			
Insurance		\$ 329.00			
<u>Taxes</u>		<u>\$ 464.00</u>			
<b>Total Monthly Expense</b>		<b>\$ 1,368.00</b>			
<b>Total Yearly Expense</b>		<b>\$ 16,416.00</b>			
				<b><u>NET PRO FORMA (Estimate)</u></b>	
				<b><u>AT MARKET</u></b>	
<b>NET MONTHLY INCOME</b>		<b>\$ 3,557.00</b>		<b>\$ 6,268.00</b>	
<b>NET YEARLY INCOME</b>			<b>\$ 42,684.00</b>		<b>\$ 75,216.00</b>

This information has been provided by sources that we feel are reliable, but we make no representations or warranties, express or implied as to the accuracy of the information. References to age and square footage are approximate and should be verified by Buyer.