

	Year 1		Year 2		Year 3				
Income	Mo	Year	Mo	Year 2	Mo	Year 2			
13 units	18,359	220,308	18,910	226,917	19,477	233,725			
Expenses	Mo	Year	Mo	Year	Mo	Year			
Electric	\$ 200	\$ 2,400	\$ 250	\$ 2,400	\$ 250	\$ 3,000	tenants pay elec - this is for general building / shared spaces		
Water/Sewer	\$ 650	\$ 7,800	\$ 650	\$ 7,800	\$ 650	\$ 7,800			
Trash	\$ 200	\$ 2,400	\$ 200	\$ 2,400	\$ 200	\$ 2,400			
Misc taxes/permits/e	\$ 200	\$ 2,400							
PropTaxes	\$ 1,750	\$ 21,000	\$ 1,750	\$ 21,000	\$ 1,750	\$ 21,000	Current is updated with future projections provided by town assessors		
Home Insure	\$ 438	\$ 5,256	\$ 438	\$ 5,256	\$ 438	\$ 5,256			
Management	\$ 1,836	\$ 22,031	\$ 1,891	\$ 22,692	\$ 1,948	\$ 23,372	10%		
Mow / Plow	\$ 100	\$ 1,200	\$ 100	\$ 1,200	\$ 100	\$ 1,200			
repairs/maint	\$ 1,000	\$ 12,000	\$ 1,100	\$ 13,200	\$ 1,210	\$ 14,520			
professional fees		\$ 1,500	\$ -	\$ 1,500	\$ -	\$ 1,500			
Legal Fees		\$ 5,000							
cap ex		\$ 5,000	\$ -	\$ 5,000	\$ -	\$ 5,000			
Vacancy (5%)	\$ 918	\$ 11,015	\$ 567	\$ 11,346	\$ 584	\$ 7,012			
TOTALS									
INCOME		\$ 220,308		\$ 226,917		\$ 233,725			
EXPENSES	\$ 8,250	\$ 99,002		\$ 93,794		\$ 92,060			
NOI		\$ 121,305.80		\$ 133,124		\$ 141,665			