

2519 William ST Proforma (Big Red)		12 Mo	Adj Rent	
Rental Income M/M				
2519 William St				
4 Unit/str frnt/coin L			updated Rents 90 days	
2 bed 1 Bath	800	9600	1200	14400
2 bed 1 Bath	650	7800	1200	14400
2 bed 1 Bath	600	7200	1200	14400
3 Bed 1 Bath	800	9600	1400	16800
Store Front	350	4200	850	10200
3200 coin Laundry	266.66	3200	266.66	3200
Additonal 3 Car Garage				
Total Income	3466	41600	6116.66	73,399.92

Vacancy Rt 5%	2080
Property Taxes	7557.89
Hazard Ins	3500
Maintence Repars 5%	2080
Water	1400
Snow/Lawn	1620
utils gas/electric 12 mo	2427.65
Gross Operating expense	20,665
Potenial New Operating Income	20,934.46

Sale Price 400,000
 Cap Rate 5.23
 Adjusted Cap Rate 13.18