

T&S PORTFILO FOR SALE

ADDRESS	UNITS	LIST PRICE	RENT	TAXES	INS	TRASH	RGE	WATER
33 PULLMAN	7	\$ 525,000	\$ 7,896	\$ 10,132	\$ 3,098	\$ 2,361	\$ 4,793	\$ 1,000
147 PARKDALE	8	\$ 500,000	\$ 7,281	\$ 7,931	\$ 3,708	\$ 1,200	\$ 8,300	\$ 1,500
707 WEST MAIN ST	11	\$ 900,000	\$ 10,745	\$ 10,299	\$ 4,450	\$ 2,925	\$ 6,900	\$ 1,200
855-861 JAY ST	13	\$ 1,000,000	\$ 13,150	\$ 11,060	\$ 3,445	\$ 2,870	\$ 12,000	\$ 3,600
1041 LAKE AV	11	\$ 800,000	\$ 9,825	\$ 17,382	\$ 4,854	\$ 2,361	\$ 18,800	\$ 1,200
1052 DEWEY AV	11	\$ 825,000	\$ 11,833	\$ 12,976	\$ 3,662	\$ 3,891	\$ 14,500	\$ 1,200
1542 DEWEY AV	7	\$ 500,000	\$ 7,040	\$ 8,076	\$ 3,708	\$ 3,614	\$ 1,566	\$ 1,200
865 LAKE AV	19	\$ 1,525,000	\$ 20,429	\$ 18,882	\$ 8,337	\$ 3,173	\$ 28,575	\$ 3,600
1573 DEWEY AV	8	\$ 600,000	\$ 8,696	\$ 7,827	\$ 4,688	\$ 2,243	\$ 13,600	\$ 1,500
	95	\$ 7,175,000	\$ 96,895	\$ 104,565	\$ 39,950	\$ 24,638	\$ 109,034	\$ 16,000

YEAR	MONTH	
\$1,162,740	\$96,895	GROSS RENTS
\$294,187	\$24,515	TAXES,INS,TRASH,WATER,RGE
\$59,337	\$4,944	VACANCY 5%
\$90,192	\$7,516	MANAGEMENT 8%
\$59,337	\$4,944	REPAIRS & MAINTENANCE 5%
\$659,687	\$54,973	NOI
		9% CAP RATE