	630-34 Charles					644 Greenville		Total
	Residential		Commercial					
Income	Monthly	Annual	Monthly	Annual	Gross	Monthly	Annual	
Rent	$ 12,605.00	$ 151,260.00	$ 7,685.00	$ 92,220.00	$ 243,480.00	$ 5,050.00	$ 60,600.00	$ 304,080.00
Expenses								
Taxes					$ 15,991.00		$ 3,806.00	$ 19,797.00
Insurance					$ 8,446.42		$ 3,000.00	$ 11,446.42
Utilities								
Water					$ 4,627.43		$ 2,049.94	$ 6,677.37
Electric					$ 1,976.18		$ 639.25	$ 2,615.43
Trash					$ 11,719.44		$ 2,400.00	$ 14,119.44
Maintenance								
Pest Control					$ 1,040.00			$ 1,040.00
Snow Removal					$ 1,500.00		$ 945.00	$ 2,445.00
Landscaping					$ 450.00			$ 450.00
Repairs								
HVAC					$ 1,067.36		$ 777.37	$ 1,844.73
Appliance					$ 101.31			$ 101.31
Turnover/Make Ready								
Materials					$ 6,165.76			$ 6,165.76
Labor					$ 2,240.00			$ 2,240.00
Janitorial					$ 885.00			$ 885.00
Management					$ 17,043.60		$ 4,242.00	$ 21,285.60
TOTAL EXPENSES					$ 73,253.50		$ 17,859.56	$ 91,113.06
NOI					$ 170,226.50		$ 42,740.44	$ 212,966.94
List Price								$ 3,100,000.00
Cap Rate								6.87%