INCOME AND EXPENSES as of 5/7/2026

Unit #	1A	2B	3C	4D	5E	6F	Comm Space	TOTAL
Rent Income Monthly	$ 1,195	$ 975	$ 930	$ 780	$ 970	$ 978		$ 5,828
Utility Income Monthly	$ 150	$ 150	$ 140	$ 100	$ 150	$ 150		$ 840
Pet Fee Monthly		$ 50						$ 50
Annual Income								$ 80,616

Commercial space was last rented for $800 in August 2021. Owner using since then.
Can be rented out again for additional income

Taxes (2% discounted)	$ 6,500.00
Property Insurance	$ 4,133.00
Flood Insurance (Can be avoided if no mortgage)	$ 2,048.00
Water and Sewer	$ 8,354.00
Commercial Space Electric	$ 530.00
Gas	$ 3,994.00
Trash and Recycle	$ 3,371.00
License/Permit/Inspections	$ 300.00
Snow/Mow/Landscaping/Trimming	$ 950.00
Annual Expenses	$ 30,180.00
Net Operating Income (NOI)	$ 50,436.00
Asking Price	$ 675,000.00
Cap Rate	7.5%