

Monthly Gross Income		
Type	Units	
Monthly GROSS income	1-5	\$ 11,800
Total		\$ 11,800

Monthly Operating Expenses		
Expense - Dumpster		\$ (125.00)
Expense - Water		\$ (125.00)
Expense - Electric		\$ -
Expense - Insurance		\$ (71.25)
Expense - RE Taxes		\$ (1,570.00)
Total		\$ (1,891.25)

Annual Income and Expenses		
Income		\$ 141,600
Expenses		\$ (22,695)
Net Income		\$ 118,905

None Financial Information		
Lease Expires	1	Annual - 90 kick out
	2	Annual - 90 kick out
	3	Annual - 90 kick out
	4	MTM
	5	MTM
Roof Age		2016
Roof type		Twin T
Height in feet		18
# Tenants		4 Customers in 5 units
O/H Doors		5 years
Total Sftg - ground		6030
Sftg - second floor offices		1600
Gross sftg per unit		1526
Office reno age		Various
AC		Window/wall/central
Windows		None
Electrical		Upgraded - 2 years ago
CU in-place		Yes
Bus Tax current		Yes
Upside Zoning		City Center