

475-479
N. GOODMAN

PRO
FORMA

Gross Rent	\$40,200
Vacancy	\$2,010
Taxes	\$9,078
Insurance	\$3,200
Water	\$960
Refuse	\$1,800
Utilities	\$3,600
Maintenance	\$2,010
Total Expenses	\$19,058
Net Operating Income	\$21,142
Cap Rate	7.50%



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RENT ROLL

Store Front (Hair Salon)	\$850
Store Front (Barber Shop)	\$700
Unit 1 (Studio)	\$500
Unit 2 (2 bed/2 bath)	\$800
Unit 3 (Studio)	\$500
Total	\$3,350

