7-Property Portfolio - Income, Expenses & CAP Rates

CAP Rates based on actual taxes, 6% management, $200 annual insurance, and $350 annual reserves per property.

Property	Asking Price	Annual Gross Income	Taxes	Mgmt. 6%	Insurance	Reserves	NOI	CAP Rate
1 - 791 35th Ave S	$324,900	$31,200	$4,058	$1,872	$200	$350	**$24,720**	**7.61%**
2 - 2621 6th St S	$339,900	$29,400	$4,398	$1,764	$200	$350	**$22,688**	**6.67%**
3 - 1120 11th Ave S	$299,900	$25,200	$3,438	$1,512	$200	$350	**$19,700**	**6.57%**
4 - 1430 14th Ave S	$289,900	$29,496	$2,978	$1,770	$200	$350	**$24,198**	**8.35%**
5 - 1440 Prescott St S	$349,000	$32,400	$4,641	$1,944	$200	$350	**$25,265**	**7.24%**
6 - 1944 12th Ave S	$269,900	$21,600	$2,804	$1,296	$200	$350	**$16,950**	**6.28%**
7 - 4419 18th Ave S	$339,900	$27,600	$3,805	$1,656	$200	$350	**$21,589**	**6.35%**

PORTFOLIO ASKING PRICE	ANNUAL GROSS INCOME	ANNUAL OPERATING EXPENSES	NOI	EST. PORTFOLIO CAP RATE
$2,150,000	**$196,896**	**$41,786**	**$155,110**	**7.21%**