

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	\$ 800	\$ 970	\$ 1,000		\$ 5,870
Utility Income Monthly	\$ 150	\$ 150	\$ 140	\$ 100	\$ 150	\$ 150		\$ 840
Pet Fee Monthly		\$ 50						\$ 50
Annual Income								\$ 81,120

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)	\$ 6,482.00
Property Insurance	\$ 4,133.00
Flood Insurance (Can be avoided if no mortgage)	\$ 2,048.00
Water and Sewer	\$ 8,451.00
Commercial Space Electric	\$ 491.00
Gas	\$ 3,940.00
Trash and Recycle	\$ 3,984.00
License/Permit/Inspections	\$ 300.00
Snow/Mow/Landscaping/Trimming	\$ 950.00
Annual Expenses	\$ 30,779.00
Net Operating Income (NOI)	\$ 50,341.00
Asking Price	\$ 675,000.00
Cap Rate	7.5%