

	PRO FORMA FINANCIAL SUMMARY	
	<i>5982-84, 5986-88, 5994-96 Henry Ave, Philadelphia, PA</i>	
	INCOME	
	Total Rental Income	\$219,380.00
	EFFECTIVE GROSS INCOME (EGI)	\$219,380.00
	OPERATING EXPENSES	
	Real Estate Taxes	\$23,817.00
	Insurance	\$20,497.00
	Maintenance & Repairs	\$12,000.00
	Water & Sewer	\$7,200.00
	Trash Removal	\$500.00
	Common Electric	\$1,500.00
	Lawn & Snow Removal	\$1,775.00
	TOTAL OPERATING EXPENSES	\$67,289.00
	NET OPERATING INCOME (NOI)	\$152,091.00
	VALUATION	
	Current Market Cap Rate (Est.)	6.50%
	IMPLIED PROPERTY VALUE	\$2,339,861.54