

I,299,999

**Income Capitalization Analysis**

Unit/Space Type	Income	Method	Units	Annual	% of PGI
Studio	\$0.00	\$/Month	0	\$0.00	0.0%
1 Bedroom	\$1,100.00	\$/Month	3	\$39,600.00	25.9%
2 Bedroom	\$1,350.00	\$/Month	7	\$113,400.00	74.1%
3 Bedroom	\$0.00	\$/Month	0	\$0.00	0.0%
4 Bedroom	\$0.00	\$/Month	0	\$0.00	0.0%
Commerical #1	\$0.00	\$/Month	0	\$0.00	0.0%
Commerical #2	\$0.00	\$/Month	0	\$0.00	0.0%
Other	\$0.00	\$/Month	0	\$0.00	0.0%
Potential Gross Income (PGI):				\$153,000.00	100.0%
Vacancy & Collection Loss:			5.0%	\$7,650.00	
Effective Gross Income (EGI):				\$145,350.00	95.0%
Expense	Amount	Method	Annual	\$/Unit	
Taxes	\$13,026.00	\$/Year	\$13,026.00	\$1,302.60	
Insurance(general liability)	\$6,000.00	\$/Year	\$6,000.00	\$600.00	
Utilities	\$240.00	\$/Year	\$2,400.00	\$240.00	
Repairs/Maintenance	\$5,000.00	\$/Year	\$5,000.00	\$500.00	
Trash	\$3,600.00	\$/Year	\$3,600.00	\$360.00	
Landscaping	1.8%	\$/Year	\$2,543.63	\$254.36	
Total Expenses:			\$32,569.63	\$3,256.96	
Expense Ratio:			22.4%		
Net Operating Income (NOI):			\$112,780.38	\$11,278.04	
Capitalization Rate:			8.68%		
Value (NOI/Cap Rate):			\$1,299,313.08	\$129,931.31	
Rounded:			\$1,300,000.00	\$130,000.00	