

**891 Haywood Rd**

**Potential Rental Income (1/1/25 - 12/31/25)**

Rent	\$ 72,900.00	See rent roll
Vacany and Credit Losses	\$ 2,187.00	3% of Gross Rents
<b>Total Income</b>	<b>\$ 70,713.00</b>	

**Expenses**

Cleaning and Maintenance	\$ 1,570.00
Landscaping	\$ 1,590.00
management Fees	\$ 6,499.60
Repairs	\$ 835.00
Supplies	\$ 879.07
Utilities	\$ 3,115.13
Insurance	\$ 5,506.00
Taxes	\$ 6,134.00
<b>Total Expenses</b>	<b>\$ 26,128.80</b>

<b>Net Operating Income</b>	<b>\$ 44,584.20</b>	<b>NOI</b>
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**Potential Rental Income**

Rent	\$	78,940.00	See rent roll
Vacany and Credit Losses	\$	5,525.80	7% of Gross Rents
<b>Gross operating Income</b>	<b>\$</b>	<b>73,414.20</b>	

**Operating Expenses**

Electric	\$	2,929.71	
Gas	\$	906.10	
Water	\$	1,096.76	
Dumpster/Recycling	\$	552.00	
HOA	\$	5,282.88	
<b>Total Expenses</b>	<b>\$</b>	<b>10,767.45</b>	

**Net Operating Income**      \$                      **62,646.75**    **NOI**

<b>8.5% Cap Rate</b>	<b>\$</b>	<b>737,020.59</b>
<b>9.5% Cap Rate</b>	<b>\$</b>	<b>659,439.47</b>
<b>10.5% Cap Rate</b>	<b>\$</b>	<b>596,635.71</b>