

628 SOUTHWIND CIRCLE - RENT ROLL

UNIT	BEDS	BATHS	OCCUPANCY	NOTES	CURRENT MONTHLY RENT
1	1.0	1.0	Occupied	MTM	\$ 1,625.00
2	2.0	1.0	Occupied	MTM	\$ 1,700.00
3	2.0	1.0	Occupied	MTM	\$ 1,650.00
4	1.0	1.0	Occupied	MTM	\$ 1,700.00
5	1.0	1.0	Occupied	MTM	\$ 1,650.00
6	2.0	1.0	Occupied	MTM	\$ 1,740.00
7	2.0	1.0	Occupied	MTM	\$ 1,800.00
8	1.0	1.0	Occupied	MTM	\$ 1,600.00
9	3.0	1.0	Occupied	MTM	\$ 2,140.00
10	Studio	1.0	Occupied	MTM	\$ 1,450.00
11	2.0	1.0	Occupied	MTM	\$ 1,775.00
12	1.0	1.0	Occupied	MTM	\$ 1,625.00
	18.0	12.0			\$ 20,455.00

PROFIT & LOSS - 628 SOUTHWIND CIRCLE

Annual Rental Income	\$	245,460.00
Property Taxes	\$	32,011.00
Insurance Premium	\$	8,700.00
Repairs & Maintenance	\$	4,200.00
Property Management	\$	0.00
Utilities	\$	3,351.00
Landscaping	\$	1,275.00
Vacancy Loss	\$	2,454.60
Elevator Maintenance	\$	2,644.00
Total Expenses	\$	54,635.60
Net Operating Income	\$	190,824.40

628 SOUTHWIND CIRCLE - PROFORMA

Annual Rental Income	\$	331,200.00
Property Taxes	\$	67,500.00
Insurance Premium	\$	18,000.00
Repairs & Maintenance	\$	3,500.00
Property Management	\$	9,936.00
Utilities	\$	3,351.00
Landscaping	\$	1,275.00
Vacancy Loss	\$	2,484.00
Elevator Maintenance	\$	2,644.00
Total Expenses	\$	108,690.00
Net Operating Income	\$	222,510.00