

Estimated Profit & Loss Statement

Property: 4731 Marino Street, Columbus, GA 31907

Item	Monthly
Gross Rental Income	\$2,245
Property Taxes	(\$100)
Insurance	(\$100)
Utilities	(\$400)
Repair Reserve	(\$100)
Net Operating Income (NOI)	\$1,545
Annual NOI	\$18,540
Asking Price	\$152,000
Estimated Cap Rate	12.20%