



		<b><u>Total Annual (Unit)</u></b>	\$21,743.04
		<b><u>Total (All Residential)</u></b>	\$86,972.16
<b><u># of Units</u></b>	4		
<b><u>Monthly Total Rental Income</u></b>	\$7,247.68		
<b><u>Annual Total Rental Income</u></b>	\$86,972.16		
<b><u>Annual Rental Income Adj. for 0% Vacany</u></b>	\$86,972.16		
<b><u>Total Operating Income</u></b>	\$86,972.16		
<b><u>Expenses</u></b>			
Management:(5% of TOI)	\$2,609.16		
Taxes	\$4,500.00		
Capital Expedentures	\$2,500.00		
Common Repairs	\$1,000.00		
Landscapping	\$1,200.00		
Insurance	\$1,500.00		
Maintenance	\$3,500.00		
<b><u>Total Operating Cost</u></b>	\$16,809.16		
<i>per unit</i>	\$4,202.29		
<b><u>Net Income</u></b>			
<b><u>Total Operating Income</u></b>	\$86,972.16		
<b><u>Total Operating Cost</u></b>	\$16,809.16		
<b><u>Debit Service</u></b>	\$23,853.80 Mortgage		
<b><u>ANNUAL NET INCOME</u></b>	<b>\$46,309.20</b>		
<b><u>Monthly</u></b>	<b>\$3,859.10</b>		