

Unit	Beds	POTENTIAL												total	
		January	February	March	April	May	June	July	August	September	October	November	December		
1	2	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	24003
2	1	1400	1400	1400	1400	1400	1400	1500	1500	1500	1500	1500	1500	1500	17503
3	2	2000	2000	2000	2000	2000	2000	2200	2200	2200	2200	2200	2200	2200	25405
4	1	1400	1400	1400	1400	1400	1400	1500	1500	1500	1500	1500	1500	1500	17505
5	2	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	24007
6	1	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400	1400	16807
7	2	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	24009
8	1	1400	1400	1400	1400	1400	1400	1500	1500	1500	1500	1500	1500	1500	17509
9	2	2000	2000	2000	2000	2000	2000	2400	2400	2400	2400	2400	2400	2400	26811
10	2	2000	2000	2000	2000	2000	2000	2400	2400	2400	2400	2400	2400	2400	26812
		17600	17600	17600	17600	17600	18900	18900	18900	18900	18900	18900	18900	18900	\$ 220,371.00

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Insurance	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 6,000.00
taxes	1433	1433	1433	1433	1433	1433	1433	1433	1433	1433	1433	1433	1433	1433	\$ 17,196.00
Water & Sewer			2235				1909			2157				2039	\$ 8,340.00
Electric	124.79	141.26	131.14	135.11	129.8	126.39	138.43	104	101	90.86	85.36	118.92			\$ 1,427.06
SUB utilities	560	560	560	560	560	560	560	560	560	560	365	456			\$ 6,421.00
cleaning & maintence	731	731	731	731	731	731	731	731	731	731	731	731	731	731	\$ 8,772.00
R&M	630	630	630	630	630	630	630	630	630	630	630	630	630	630	\$ 7,560.00
Misc	596	596	596	596	596	596	596	596	596	596	596	596	596	596	\$ 7,152.00
Less OPEX	\$ 4,574.79	\$ 4,591.26	\$ 6,816.14	\$ 4,585.11	\$ 4,579.80	\$ 6,485.39	\$ 4,588.43	\$ 4,554.00	\$ 6,708.00	\$ 4,540.86	\$ 4,340.36	\$ 6,503.92			\$ 62,868.06

NOI	\$ 157,502.94
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Cap Rate	7.00%
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