

		CURRENT												
Unit	Beds	January	February	March	April	May	June	July	August	September	October	November	December	total
1	2	\$ 1,325.00	\$ 1,325.00	\$ 1,325.00	\$ 1,325.00	\$ 1,325.00	\$ 1,325.00	\$ 1,325.00	\$ 1,325.00	\$ 1,325.00	\$ 1,325.00	\$ 1,325.00	\$ 1,325.00	\$ 15,900.00
2	1	\$ 785.00	\$ 785.00	\$ 785.00	\$ 785.00	\$ 785.00	\$ 785.00	\$ 785.00	\$ 785.00	\$ 785.00	\$ 785.00	\$ 785.00	\$ 785.00	\$ 9,420.00
3	2	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 16,800.00
4	1	\$ 975.00	\$ 975.00	\$ 975.00	\$ 975.00	\$ 975.00	\$ 975.00	\$ 975.00	\$ 975.00	\$ 975.00	\$ 975.00	\$ 975.00	\$ 975.00	\$ 11,700.00
5	2	\$ 1,325.00	\$ 1,325.00	\$ 1,325.00	\$ 1,325.00	\$ 1,325.00	\$ 1,325.00	\$ 1,325.00	\$ 1,325.00	\$ 1,325.00	\$ 1,325.00	\$ 1,325.00	\$ 1,325.00	\$ 15,900.00
6	1	\$ 1,050.00	\$ 1,050.00	\$ 1,050.00	\$ 1,050.00	\$ 1,050.00	\$ 1,050.00	\$ 1,050.00	\$ 1,050.00	\$ 1,050.00	\$ 1,050.00	\$ 1,050.00	\$ 1,050.00	\$ 12,600.00
7	2	\$ 1,350.00	\$ 1,350.00	\$ 1,350.00	\$ 1,350.00	\$ 1,350.00	\$ 1,350.00	\$ 1,350.00	\$ 1,350.00	\$ 1,350.00	\$ 1,350.00	\$ 1,350.00	\$ 1,350.00	\$ 16,200.00
8	1	\$ -												\$ -
9	2	\$ 900.00												\$ 900.00
10	2	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 15,600.00
Gross Income		\$ 10,410.00	\$ 9,510.00	\$ 9,510.00	\$ 9,510.00	\$ 9,510.00	\$ 9,510.00	\$ 9,510.00	\$ 9,510.00	\$ 9,510.00	\$ 9,510.00	\$ 9,510.00	\$ 9,510.00	\$ 115,020.00
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	\$ 6,000.00
taxes		1433	1433	1433	1433	1433	1433	1433	1433	1433	1433	1433	1433	\$ 17,200.00
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
Gas		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	\$ 8,775.00
R&M		630	630	630	630	630	630	630	630	630	630	630	630	\$ 7,564.00
Misc		596	596	596	596	596	596	596	596	596	596	596	596	\$ 7,162.00
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	\$ 62,889.06
NOI														\$ 52,130.94
Cap rate														2.32%