

**Rent Roll**

<b>Apt #</b>	<b>BD/BA</b>	<b>Status</b>	<b>SqFt</b>	<b>Current Rent</b>	<b>Estimated Rent Occupied</b>	<b>Proforma</b>
463 - Top	3BR/1BA	Rented 2002	1466	\$1,500	\$1,500	\$4,000
465 - Middle	3BR/1BA+pkg+W/D	Vacant	1365	Vacant	\$4,500	\$4,500
465A - Lower	1BD/1BA	Vacant	563	Vacant	\$2,300	\$2,300
					*463 Banked Rent \$1957/mo	
<b>Monthly Total</b>					<b>\$8,300</b>	<b>\$10,800</b>
<b>Annual Total</b>					<b>\$99,600</b>	<b>\$129,600</b>

<b>Financial Summary</b>	
Total Price	\$1,895,000
Number Units	3
Interior SqFt	3420
Price Sq/Ft	\$554.09
Cap Rate - Proforma	5.23%
Cap Rate	3.65%
GRM - Proforma	14.62
GRM	19.03
Year Built	1916
Lot Size	2996

	<b>Annual Gross Income</b>	<b>Incl Banked Rent (*Est)</b>	<b>Proforma</b>
Gross Income	\$99,600		\$129,600
Expenses	\$30,446		\$30,446
Net Operating Income	\$69,154		\$99,154

**Annual Operating Expenses**

	<b>Amount</b>	<b>Source</b>
Property Taxes	\$22,344	Based on 1.2% of sales price
Building Insurance	\$3,602	State Farm Insurance Quote
Maintenance/Repairs	\$1,500	\$500/unit
Garbage	\$0	Tenant pays
Water/Sewer	\$3,000	*Estimate based on 463 occupancy
PGE	\$0	Tenant pays
<b>Total Annual Expense</b>	<b>\$30,446</b>	