



Property Address: 2421 W Glenrosa Ave. Phoenix AZ 85015

The figures used:
Current Q1-3 and average projected Q4

	Current	Pro-Forma	
Gross Income	\$ 89,195.10	\$ 97,340.00	
Yearly Rental Income	\$ 76,923.43	\$ 84,840.00	Gross Rental Income Excluding Laundry or Other Income.
Other Income	\$ 12,271.67	\$ 12,500.00	Late Fee, Pet Rent, Sales Tax, Utility Income(RUBS)
Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	\$ 2,000.00	\$ 2,200.00	Using real # plus average
Insurance	\$ 4,800.00	\$ 4,800.00	Unknown
Total Utilities	\$ 10,832.02	\$ 11,000.00	RUBS
Sewer	\$ 138.75	\$ -	
Water	\$ 972.03	\$ -	
Electric	\$ 7,983.52	\$ -	
Garbage	\$ 1,737.72	\$ -	
Snow/Lawn	\$ -	\$ -	
Repairs/Maintenance	\$ 6,416.60	\$ 6,500.00	Based on Citypoint AVG Yearly Maintenance Costs/Unit
Management	\$ 7,595.21	\$ 8,484.00	10% Of Gross Monthly Rents
HOA	None	\$ -	
Other:	\$ -	\$ -	

Total Expenses	\$ 31,643.83	\$ 32,984.00
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Net Operating Income	\$ 57,551.27	\$ 64,356.00
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	Common Areas	Units	Notes
Gas	T	T	RUBS
Water	T	T	
Electric	T	T	
Garbage	T	T	
Snow/Lawn	T	T	

(L) Landlord Responsible
(T) Tenant Responsible
(LT) Landlord & Tenant Responsible

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