



Property Address: 2819 E LE Marche Ave, Phoenix, AZ 85032

	Current	Pro-Forma	
Yearly Rental Income	\$ 59,820.00	\$ 61,020.00	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	\$ 1,316.42	\$ 1,316.42	
Insurance	\$ 2,321.00	\$ 2,321.00	
Utilities			
Gas	Tenant Responsible	Tenant Responsible	
Water	Covered by HOA Fee	Covered by HOA Fee	
Electric	Tenant Responsible	Tenant Responsible	
Garbage	Covered by HOA Fee	Covered by HOA Fee	
Snow/Lawn	Covered by HOA Fee	Covered by HOA Fee	
Repairs/Maintenance	\$ -	\$ -	Based on Citypoint AVG Yearly Maintenance Costs/Unit
Management	\$ 4,785.60	\$ 4,881.60	8% Of Gross Monthly Rents
HOA	\$ 6,944.04	\$ 6,944.04	
Annual HOA Assessment	\$ 3,800.00	\$ 3,800.00	

Total Expenses	\$ 19,167.06	\$ 19,263.06
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Net Operating Income	\$ 40,652.94	\$ 41,756.94
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	Common Areas	Units	Notes
Gas	T		
Water	T		
Electric	T		
Garbage	T		
Snow/Lawn	T		

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

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