



Property Address:

	Current	Pro-Forma	
Yearly Rental Income	\$ 342,540.00	\$ 363,600.00	Gross Rental Income Excluding Laundry or Other Income.

Expenses	Annual Cost	Annual Cost	Notes
Property Taxes	\$ 72,936.00	\$ 73,615.00	
Insurance	\$ 8,364.00	\$ 8,364.00	
Utilities			
Gas	\$ 12,870.00	\$ 12,870.00	
Water	\$ 11,526.00	\$ 11,526.00	
Electric	\$ 2,088.00	\$ 2,500.00	
Garbage	\$ 2,624.00	\$ 2,624.00	
Snow/Lawn	\$ 1,600.00	\$ 1,600.00	
Repairs/Maintenance	\$ 18,000.00	\$ 18,000.00	Based on Citypoint AVG Yearly Maintenance Costs/Unit
Management	\$ 15,268.20	\$ 18,180.00	5% Of Gross Monthly Rents
HOA	\$ -	\$ -	
Other:	\$ -	\$ -	

Total Expenses	\$ 145,276.20	\$ 149,279.00
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Net Operating Income	\$ 197,263.80	\$ 214,321.00
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	Common Areas	Units	Notes
Gas	L	T	
Water	L	T	
Electric	L	T	Varies depending on Unit.
Garbage	L	L	
Snow/Lawn	L	L	

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

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