

Reconstructed operating statement
Based on Data Provided (Assumed To Be Accurate)

Potential Gross Income:

Suite	Description	Monthly Rate	Annual Amount
210 (A)	12 Months	\$1,200.00	\$14,400
220 (B)	12 Months	\$1,500.00	\$18,000
110 (C)	12 Months	\$342.00	\$4,104
130 (C-1)	12 Months	\$100.00	\$1,200
120 (D)	12 Months	\$1,200.00	\$14,400

Recovery \$52,104

Potential Gross Income (Rounded) \$52,104

Vacancy & Credit Loss N/A

Effective Gross Income (Rounded) \$52,104

Expense Item	Amount
Real Estate Taxes	\$3,332.00
Utilities (Unit C)	\$1,200.00
Trash Collection	\$600.00
Real Estate Insurance	\$1,800.00
Management Fee	N/A
Reserves	N/A
Total	\$6,932.00

Net Operating Income **\$45,172.00**

Item	Value
*Capitalization Rate	0.0755
Risk Factor	0.01
Overall Capitalization Rate	0.0855
Value Indication	458,152.05
Rounded	460,000.00

Indicated Value by The Income Approach **460,000.00**