

	<b>PER MONTH</b>	<b>PER YEAR</b>
<b>INCOME</b>		
Unit 1	1,964	23,568
Unit 2 Proforma (vacant)	2,000	24,000
<b>TOTAL INCOME</b>	3,964	47,568
<b>EXPENSES</b>		
Insurance	144	1,722
Water	50	600
Snow/Lawn	25	300
Property Tax	397	4,763
<b>TOTAL EXPENSES</b>	615	7,385
<b>NET INCOME</b>	3,349	40,183
<b>CAP (PROFORMA)</b>		
@ \$400K		10.0%
Ask Price @ \$425K		9.5%
@ \$450K		8.9%