

ANNUAL PROPERTY OPERATING DATA

DESCRIPTION	EXPENSE	INCOME	COMMENTS
GROSS SCHEDULED INCOME		\$ 13,830	#1 \$577.5, #2 575 \$1534 Per month
plus other income			
TOTAL GROSS INCOME		\$ 13,830	
less: vacancy and credit losses	\$ 692		at 5%
GROSS OPERATING INCOME		\$ 13,139	
OPERATING EXPENSES:			
accounting and legal			
Advertising , Licence , permits			
Property Insurance	\$ 750		
Property Management			
Payroll- resident mgt			
Other			
taxes - workman,s comp			
Personal Property taxes			
Real Estate Taxes	\$ 969		
Repairs and Maintenance	\$ 1,400		estimated
Services: Elevator			
Janitorial			
Lawn			
Pool			
Snow Removal			
Other			
Supplies			
Utilities: Electricity			
Gas and oil			
Sewer and Water			
Telephone			
Other			
Miscellaneous			
TOTAL OPERATING EXPENSES	\$ 3,811		
NET OPERATING INCOME		\$ 9,328	
less debt service			
CASH FLOW BEFORE TAXES		\$ 9,328	
Price	124,200		
Property Location	520 Moore St		
Date	4/16/2022		
Owner Financing			
Property Description	up/down duplex		

this information although believed to be accurate is not guaranteed

BY BURGESS SMITH RAYSTOWN REALTY