

ANNUAL PROPERTY OPERATING DATA

DESCRIPTION	EXPENSE	INCOME	COMMENTS
GROSS SCHEDULED INCOME		\$ 27,540	no actual history on offices
plus other income			office rent estimated at \$700
TOTAL GROSS INCOME		\$ 27,540	
less: vacancy and credit losses	\$ 1,377		at 5%
GROSS OPERATING INCOME		\$ 26,163	
OPERATING EXPENSES:			
accounting and legal	\$ 500		Estimate . Not listed.
Advertising , Licence , permits			
Property Insurance	\$ 2,325		
Property Management			
Payroll- resident mgt			
Other			
taxes - workman's comp			
Personal Property taxes			
Real Estate Taxes	\$ 2,662		
Repairs and Maintenance	\$ 3,394		
Services: Elevator			
Janitorial			
Lawn			
Pool			
Snow Removal			
Other			
Supplies	\$ 403		
Utilities: Electricity	\$ 1,210		
Gas and oil	\$ 371		
Sewer and Water	\$ 2,005		
Telephone	\$ 1,220		
Other			
Miscellaneous			
TOTAL OPERATING EXPENSES		\$ 14,090	
NET OPERATING INCOME		\$ 12,073	
less debt service			
CASH FLOW BEFORE TAXES		\$ 12,073	

Price
Property Location 217 9th Street
Date 8/29/2022
Owner Financing
Property Description 4 unit 3 res, 1 office

this information although believed to be accurate is not guaranteed

BY BURGESS SMITH RAYSTOWN REALTY