

ANNUAL PROPERTY OPERATING DATA

| DESCRIPTION                     | EXPENSE  | INCOME          | COMMENTS                                  |
|---------------------------------|----------|-----------------|---|
| <b>GROSS SCHEDULED INCOME</b>   |          | \$ 13,800       | #1@\$500/mo. & #2@\$650/mo                |
| plus other income               |          |                 |   |
| <b>TOTAL GROSS INCOME</b>       |          | \$ 13,800       |   |
| less: vacancy and credit losses | \$ 690   |                 | at 5%                                     |
| <b>GROSS OPERATING INCOME</b>   |          | \$ 13,110       |   |
| <b>OPERATING EXPENSES:</b>      |          |                 | <b>THIS IS ESTIMATED</b>                  |
| accounting and legal            |          |                 |   |
| Advertising , Licence , permits |          |                 |   |
| Property Insurance              | \$ 800   |                 |   |
| Property Management             |          |                 |   |
| Payroll- resident mgt           |          |                 |   |
| Other                           |          |                 |   |
| taxes - workman,s comp          |          |                 |   |
| Personal Property taxes         |          |                 |   |
| Real Estate Taxes               | \$ 886   |                 |   |
| Repairs and Maintenance         | \$ 1,200 |                 |   |
| Services: Elevator              |          |                 |   |
| Janitorial                      |          |                 |   |
| Lawn                            |          |                 |   |
| Pool                            |          |                 |   |
| Snow Removal                    | \$ 200   |                 |   |
| Other                           |          |                 |   |
| Supplies                        |          |                 |   |
| Utilities: Electricity          | \$ 978   |                 | Separate Meters-#1@65/mo, #2@75/mo        |
| Gas and oil                     | \$ 2,220 |                 | Gas-\$420 yr. / Oil-\$1800/yr , Estimated |
| Sewer and Water                 | \$ 576   |                 | \$48/Mo.                                  |
| Telephone                       |          |                 |   |
| Other                           |          |                 |   |
| Miscellaneous                   |          |                 |   |
| <b>TOTAL OPERATING EXPENSES</b> |          | <b>\$ 6,860</b> |   |
| <b>NET OPERATING INCOME</b>     |          | <b>\$ 6,250</b> |   |
| less debt service               |          |                 |   |
| <b>CASH FLOW BEFORE TAXES</b>   |          | <b>\$ 6,250</b> |   |
| Price                           | 84,900   |                 |   |
| Property Location               |          |                 | 1019 WASHINGTON STREET                    |
| Date                            |          |                 | 9/24/2020                                 |
| Owner Financing                 |          |                 | NO  |
| Property Description            |          |                 | UP AND DOWN/2 APARTMENTS                  |

this information although believed to be accurate is not guaranteed

BY BURGESS SMITH RAYSTOWN REALTY