

ANNUAL PROPERTY OPERATING DATA

DESCRIPTION	EXPENSE	INCOME	COMMENTS
GROSS SCHEDULED INCOME		\$ 18,000	2nd flr adjusted to \$600 from \$325
plus other income			tenant is family non market rent
TOTAL GROSS INCOME		\$ 18,000	1st flr \$900 month to month lease
less: vacancy and credit losses	\$ 900		at 5%
GROSS OPERATING INCOME		\$ 17,100	
OPERATING EXPENSES:			
accounting and legal			
Advertising , Licence , permits	\$ 53		
Property Insurance	\$ 607		
Property Management			
Payroll- resident mgt			
Other			
taxes - workman,s comp			
Personal Property taxes			
Real Estate Taxes	\$ 1,670		
Repairs and Maintenance	\$ 1,730		
Services: Elevator			
Janitorial			
Lawn			
Pool			
Snow Removal			
Other			
Supplies			
Utilities: Electricity	\$ 715		owner pays 1st flr electric.
Gas and oil	\$ 4,561		
Sewer and Water	\$ 780		
Telephone			
Other			
Miscellaneous			
trash			
TOTAL OPERATING EXPENSES		\$ 10,116	
NET OPERATING INCOME		\$ 6,984	
less debt service			
CASH FLOW BEFORE TAXES		\$ 6,984	
Price	\$ 89,900		
Property Location	930 Washington Street		Huntingdon
Date	9/1/2017		
Owner Financing	no		
Property Description	up down duplex		

this information although believed to be accurate is not guaranteed

BY BURGESS SMITH RAYSTOWN REALTY