

ANNUAL PROPERTY OPERATING DATA

DESCRIPTION	EXPENSE	INCOME
<b>GROSS SCHEDULED INCOME</b>		\$ 51,600
plus other income		
<b>TOTAL GROSS INCOME</b>		\$ 51,600
less: vacancy and credit losses	\$ 2,580	
<b>GROSS OPERATING INCOME</b>		\$ 49,020
<b>OPERATING EXPENSES:</b>		
accounting and legal	\$ 150	
Advertising , Licence , permits		
Property Insurance	\$ 3,200	
Property Management		
Payroll- resident mgt		
Other		
taxes - workman's comp		
Personal Property taxes	\$ -	
Real Estate Taxes	\$ 4,680	
Repairs and Maintenance	\$ 1,500	
Services: Elevator	\$ -	
Janitorial		
Lawn		
Pool		
Snow Removal		
Other		
Supplies		
Utilities: Electricity	\$ 1,335	
Gas and oil	\$ 9,987	
Sewer and Water	\$ 2,725	
Telephone	\$ 1,308	
Trash	\$ -	
Miscellaneous		
<b>TOTAL OPERATING EXPENSES</b>		\$ <b>24,885</b>
<b>NET OPERATING INCOME</b>		\$ <b>24,135</b>
less debt service		
<b>CASH FLOW BEFORE TAXES</b>		\$ 24,135

Price 299,900  
 Property Location 112 W. Shirley St  
 Date 4/5/2024  
 Owner Financing  
 Property Description

**THIS IS WITH PROJECTED RATE HIKES ON ALL APTS**

this information although believed to be accurate is not guaranteed