

<b>5930 Willoughby Ave</b>	
<b><u>Income</u></b>	<b><u>Proforma</u></b>
Gross Potential Rent	\$173,700.00
Gross Scheduled Rent	\$173,700.00
Vacancy	\$5,211.00
Effective Rental Income	\$168,489.00
<u>Other Income</u>	<u>\$0.00</u>
<b>Effective Gross Income</b>	<b>\$168,489.00</b>
<b>EXPENSES</b>	
Real Estate Taxes (1.25%)	\$24,937.00
Insurance	\$5,000.00
Utilities (Water & Sewer)	\$3,000.00
Repairs & Maintenance	\$1,200.00
Landscaping	\$600.00
Pest Control	\$525.00
Registration	\$266.00
<u>Management Fees (4%)</u>	<u>\$6,948.00</u>
<b>TOTAL EXPENSES</b>	<b>\$42,476.00</b>
<b>NET OPERATING INCOME</b>	<b>\$126,013.00</b>