

Meredith Square Rent Roll

Aug-10

Unit #	Type	Rent	Lease Expiration
1	Office		
2	2 BD/2.5 BA	\$550	7/31/2011
3	2 BD/2.5 BA	\$0	Family Member
4	2 BD/2.5 BA	\$650	M-M
5	3 BD/3 BA	\$900	5/15/2011
6	2 BD/2.5 BA	\$600	7/31/2011
7	2 BD/2.5 BA	\$0	vacant
8	2 BD/2.5 BA	\$680	7/31/2011
9	2 BD/2.5 BA	\$0	vacant
10	2 BD/2.5 BA	\$600	7/31/2011
11	2 BD/2.5 BA	\$680	1/31/2011
14	2 BD/2.5 BA	\$680	4/30/2011
15	2 BD/2.5 BA	\$680	7/31/2011
16	2 BD/2.5 BA	\$680	8/31/2011
17	2 BD/2.5 BA	\$680	7/31/2011
18	2 BD/2.5 BA	\$680	7/31/2011
19	2 BD/2.5 BA	\$680	7/31/2011
20	2 BD/2.5 BA	\$680	5/15/2011
21	2 BD/2.5 BA	\$680	7/31/2010
22	2 BD/2.5 BA	\$680	7/31/2011
23	2 BD/2.5 BA	\$680	7/31/2011
24	2 BD/2.5 BA	\$680	7/31/2011
25	2 BD/2.5 BA	\$0	vacant
26	2 BD/2.5 BA	\$680	7/31/2011
27	2 BD/2.5 BA	\$680	6/30/2011
28	2 BD/2.5 BA	\$680	5/31/2011
29	2 BD/2.5 BA	\$680	7/31/2011
30	2 BD/2.5 BA	\$680	5/14/2011
31	2 BD/2.5 BA	\$0	vacant
32	2 BD/2.5 BA	\$680	7/15/2011
33	2 BD/2.5 BA	\$680	7/31/2011
34	1 BD/ 1.5 BA	\$525	7/31/2011
35	2 BD/2.5 BA	\$680	5/15/2011
36	2 BD/2.5 BA	\$680	5/31/2011
37	2 BD/2.5 BA	\$680	7/31/2011
38	2 BD/2.5 BA	\$680	7/15/2011
39	1 BD/ 1.5 BA	\$525	7/31/2011
Total		\$20,670	

Meredith Square Annual Expenses

Type	Amount
Taxes	\$21,000.00
Insurance	\$8,000.00
Garbage Pickup (Dumpster = \$120/mo)	\$1,440.00
Target Exterminating (\$270/quarter)	\$1,080.00
Air Filter changes (\$87.50/quarter)	\$350.00
Lawn Maintenance	\$3,500.00
Electric (office, parking lights)	\$1,200.00
Office phone	\$720.00
Water	\$360.00
Plumbing repairs	\$2,300.00
HVAC repairs	\$6,500.00
Appliance repair	\$600.00
Roof and siding repairs	\$300.00
Pressure washing	\$300.00
Painting	\$3,000.00
Carpet replacement	\$3,500.00
Carpet cleaning	\$800.00
Cleaning	\$1,500.00
Misc turn costs	\$1,500.00
Total*	\$57,950.00

22.83%

Gross Rents = \$23,500/mo =	\$282,000.00
Vacancy/Bad debt	10.00%
INCOME	\$253,800.00
NOI	\$195,850.00
CAP Rate @ \$2,500,000	7.83%

*Expenses provided by owner.

*Owner is manager and provides some maintenance