

1950 N Raleigh Blvd - Proforma

Income*

Current rents with 5% Vacancy \$ 86,925.00

Expenses*

Maintenance (\$300/unit) \$ 1,800.00

Management 7% \$ 6,084.75

Taxes \$ 6,619.88

Insurance \$ 1,531.00

Landscaping (\$150/mo) \$ 1,800.00

Water & Sewer (\$280/mo) \$ 3,600.00

Trash/Dumpster (\$95/mo) \$ 1,140.00

Pest Control \$ 300.00

Total \$ 22,875.63

Net Operating Income \$ 64,049.37

\$1,100,000 purchase cap rate = 5.82%

*The Income and Expense proforma is meant for informational purposes only.

Figures are based on assumptions thought to be reasonable, but are not a guarantee.

Every buyer should make their own assumptions.