

Income & Expenses

	2009		2008		2007	
Gross Income	77,790		82,865		77,955	
Expenses						
Water/Sewer	2,245	2.89%	2,071	2.50%	2,243	2.88%
Gas/Electric	1,000	1.29%	884	1.07%	674	0.87%
Maintenance/Repair	3,870	4.97%	2,223	2.68%	5,943	7.62%
Legal Accounting	345	0.44%	335	0.40%	325	0.42%
Management Salary	2,223	2.86%	1,495	1.80%	1,475	1.89%
Office Supplies	0	0.00%	0	0.00%	0	0.00%
Property Insurance	741	0.95%	738	0.89%	735	0.94%
Telephone	1,020	1.31%	924	1.12%	780	1.00%
Snow Removal	1,125	1.45%	825	1.00%	375	0.48%
Trash Removal	0	0.00%	0	0.00%	0	0.00%
Advertising	850	1.09%	381	0.46%	351	0.45%
Payroll	0	0.00%	0	0.00%	0	0.00%
Property Tax	7,162	9.21%	7,121	8.59%	7,163	9.19%
Auto Expense	0	0.00%	0	0.00%	0	0.00%
Licenses	0	0.00%	0	0.00%	200	0.26%
Miscellaneous	0	0.00%	0	0.00%	0	0.00%
Other Expense 1-Mower Gas	125	0.16%	110	0.13%	70	0.09%
Other Expense 2- P.O. Box	42	0.05%	40	0.05%	40	0.05%
Total Expenses	20,748	26.67%	17,147	20.69%	20,374	26.14%
Net Operating Income	57,042		65,718		57,581	

**This information was furnished by Seller. Verification of its accuracy
can be obtained during the due diligence period.**