

<b>Income &amp; Expenses</b>
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	<u>2017 Based on Rent Roll</u>		<u>2016</u>		<u>2015</u>	
<b><u>Gross Income</u></b>	<b>181,860</b>		<b>146,859</b>		<b>136,044</b>	
<b>Expenses</b>						
Cleaning & Maintenance	17000	9.35%	26669	18.16%	16350	12.02%
Insurance	7570	4.16%	7570	5.15%	7277	5.35%
Management Fees	10000	5.50%	0	0.00%	11959	8.79%
Repairs	10000	5.50%	0	0.00%	1690	1.24%
Supplies	10000	5.50%	20514	13.97%	15907	11.69%
Taxes	3326	1.83%	3326	2.26%	4787	3.52%
Utilities	12000	6.60%	11632	7.92%	12505	9.19%
Sewage	14000	7.70%	12720	8.66%	15213	11.18%
Waste Removal	6000	3.30%	12103	8.24%	5726	4.21%
Permits	2000	1.10%	5069	3.45%	2125	1.56%
<b>Total Expenses</b>	<b>91,896</b>	<b>50.53%</b>	<b>99,603</b>	<b>67.82%</b>	<b>93,539</b>	<b>68.76%</b>
<b>Net Operating Income</b>	<b>89,964</b>		<b>47,256</b>		<b>42,505</b>	

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