

Income & Expenses

	<u>2017 annualized</u>		<u>2016</u>	
<u>Gross Income</u>	129,158		113,339	
Expenses				
Advertising	1,119	0.87%	1,563	1.38%
Insurance	6,656	5.15%	6,815	6.01%
Property tax	31,423	24.33%	32,403	28.59%
Professional Fees	1,161	0.90%	1,144	1.01%
Trash	2,636	2.04%	1,563	1.38%
Rental Utilities	25,731	19.92%	24,120	21.28%
License and Permits	200	0.15%	200	0.18%
Manager Fee	853	0.66%	1,140	1.01%
Pest Control	0	0.00%	150	0.13%
Repairs	9,697	7.51%	11,214	9.89%
Accounting	253	1.42%	1,448	1.28%
Supplies	1,837	1.42%	282	0.25%
Total Expenses	81,566	64.38%	82,042	72.39%
Net Operating Income	47,592		31,297	

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