

# 1747 N. Old Manor

## UNIT MIX / CURRENT RENT

UNIT TYPE	UNITS	UNIT MX	SQ. FT.	RENTABLE SQ.FT.	\$ RENT / UNIT	\$ RENT / SQ. FT.	MONTHLY RENT
2 BR / 1 BA	1	100.0%	1,174	1,174	\$795	\$0.68	\$695
<b>TOTAL / AVERAGE</b>	<b>1</b>	<b>100.0%</b>	<b>1,174</b>	<b>1,174</b>	<b>\$695</b>	<b>\$0.59</b>	<b>\$695</b>

## INCOME & EXPENSES

ANNUAL INCOME	PROFORMA	PER UNIT
<b>Gross Potential Rental Income</b>	<b>\$8,340</b>	<b>\$8,340</b>
Vacancy / Bad Debt 5.0%	<b>(\$417)</b>	<b>(\$417)</b>
<b>Effective Rental Income</b>	<b>\$7,923</b>	<b>\$7,923</b>
Other Income		<b>\$0</b>
<b>Total Effective Gross Income</b>	<b>\$7,923</b>	<b>\$7,923</b>

ANNUAL EXPENSES	PROFORMA	PER UNIT	PERCENT OF E.G.I.	
<b>Real Estate Taxes</b>	<b>\$440</b>	<b>\$440</b>	<b>5.6%</b>	Actuals
<b>Insurance</b>	<b>\$342</b>	<b>\$342</b>	<b>4.3%</b>	Actuals
<b>Management Fee</b>	<b>\$634</b>	<b>\$634</b>	<b>8.0%</b>	Actuals
<b>Landscaping</b>	<b>\$560</b>	<b>\$560</b>	<b>7.1%</b>	Actuals
<b>Utilities</b>				
Electric		\$0	0.0%	
Gas		\$0	0.0%	
Water		\$0	0.0%	
<b>Total Utilities</b>	<b>\$214</b>	<b>\$214</b>	<b>2.7%</b>	
<b>Repairs &amp; Maintenance</b>				
Pest Control		\$0	0.0%	
Trash Removal		\$0	0.0%	
Painting		\$0	0.0%	
Carpet Cleaning		\$0	0.0%	
Other Repairs & Maintenance		\$0	0.0%	
<b>Total Repairs &amp; Maintenance</b>	<b>\$555</b>	<b>\$400</b>	<b>7.0%</b>	Market Average
<b>General &amp; Administrative</b>				
Advertising / Promotions		\$0	0.0%	
Misc. General & Administrative		\$0	0.0%	
<b>Total General &amp; Administrative</b>			<b>0.0%</b>	(Paid by Point Guard)
<b>Total Expenses</b>	<b>\$2,745</b>	<b>\$2,745</b>	<b>34.64%</b>	
<b>Stabilized Net Operating Income</b>	<b>\$5,178</b>	<b>\$5,178</b>	<b>65.36%</b>	

## CAP RATE ANALYSIS

8.75%	\$59,182	\$59,182
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