

352 S. Chautauqua

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	\$800
TOTAL / AVERAGE	1	100.0%	1,174	1,174	\$800	\$0.68	\$800

INCOME & EXPENSES

ANNUAL INCOME	PROFORMA	PER UNIT
Gross Potential Rental Income	\$9,600	\$9,600
Vacancy / Bad Debt 5.0%	(\$480)	(\$480)
Effective Rental Income	\$9,120	\$9,120
Other Income		\$0
Total Effective Gross Income	\$9,120	\$9,120

ANNUAL EXPENSES	PROFORMA	PER UNIT	PERCENT OF E.G.I.	
Real Estate Taxes	\$685	\$685	7.5%	Actuals
Insurance	\$394	\$394	4.3%	Actuals
Management Fee	\$730	\$730	8.0%	Actuals
Landscaping	\$560	\$560	6.1%	Actuals
Utilities				
Electric		\$0	0.0%	
Gas		\$0	0.0%	
Water		\$0	0.0%	
Total Utilities	\$246	\$246	2.7%	
Repairs & Maintenance				
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%	
Total Repairs & Maintenance	\$638	\$400	7.0%	Market Average
General & Administrative				
Advertising / Promotions		\$0	0.0%	
Misc. General & Administrative		\$0	0.0%	
Total General & Administrative			0.0%	(Paid by Point Guard)
Total Expenses	\$3,253	\$3,253	35.67%	
Stabilized Net Operating Income	\$5,867	\$5,867	64.33%	

CAP RATE ANALYSIS

8.50%	\$69,021	\$69,021
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