

2430 N Marshfield - Income & Expenses

INCOME SUMMARY	CURRENT	PROFORMA
Rental Income	\$78,000	\$81,000
Non-conforming - Marshfield 1Bdr/1Ba Unit	\$16,740	\$18,000
Laundry	\$3,000	\$3,000
GROSS INCOME	\$97,740	\$102,000

EXPENSE SUMMARY	CURRENT	PROFORMA
Taxes	\$8,057	\$8,298
Insurance	\$1,200	\$1,236
Water	\$1,233	\$1,269
Management*	\$4,500	\$4,703
Janitor*	\$1,200	\$1,200
Decorating*	\$800	\$800
Maint/Repair*	\$900	\$900
Reserves*	\$1,584	\$1,584
Miscellaneous*	\$900	\$891
GROSS EXPENSES	\$20,374	\$20,881
NET OPERATING INCOME	\$72,629	\$76,169