

**1461 W Fry - Rent Roll / Expenses**

Unit number	Unit Type	Sq Ft	Rent	Start date	End date
1	3-Bed / 2-Bath	1,800	\$2,950	10/12/2019	05/31/2022
2F	1-Bed / 1-Bath	650	\$1,550	07/01/2019	06/30/2022
2R	1-Bed / 1-Bath	850	\$1,425	08/01/2020	07/31/2021
3F	1-Bed / 1-Bath	750	\$1,575	07/15/2020	07/31/2021
3R	2-Bed / 1-Bath	850	\$1,675	10/15/2019	10/31/2021
4F	1-Bed / 1-Bath	750	\$1,625	6/1/2020	5/31/2021
4R	2-Bed / 1-Bath	850	\$1,500	03/01/2020	06/30/2021

Total Monthly Rent                      \$12,300

Total Annual Rent                      \$147,600

2020 Projected Expenses

Insurance                      \$2,505

Taxes                      \$20,000

Trash                      \$1,224

Gas                      \$500

Electric                      \$500

Water                      \$1,800

Repairs                      \$1,500

Total Expenses                      \$28,029

NOI                      \$119,571

Cap Rate at \$2,000,000                      5.98%

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