

497, 499 & 505 Washington Street - Income and Expense

	Rental Income		Proposed Market	
	Monthly	Yearly	Monthly	Yearly
497 Washington Street				
Big D's Restaurant	\$ 2,000	\$ 24,000	\$ 2,000	\$ 24,000
3 Bedroom Apartment	\$ 1,925	\$ 23,100	\$ 3,200	\$ 38,400
		\$ 47,100		\$ 62,400

499 Washington Street				
Single Family	\$ 900	\$ 10,800	\$ 2,200	\$ 26,400

505 Washington Street				
2 Bedroom Apartment	\$ 1,250	\$ 15,000	\$ 1,800	\$ 21,600
1 Bedroom Apartment	\$ 1,000	\$ 12,000	\$ 1,400	\$ 16,800
1 Bedroom Apartment	\$ 850	\$ 10,200	\$ 1,400	\$ 16,800
1 Bedroom Apartment	\$ 900	\$ 10,800	\$ 1,400	\$ 16,800
		\$ 48,000		\$ 72,000

Total Income		\$ 105,900		\$ 160,800
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Expenses

Real Estate Taxes		\$ 14,550
Insurance		\$ 10,246
Common Electric		\$ 1,200
Water		\$ 1,882
Snow Removal/Landscape		\$ 600
Property Maintenance		\$ 1,200
Total Expenses		\$ 29,678

Current Net Operating Income \$ 76,222

After Renovation/Proposed Net Operating Income \$ 131,122

Big D's restaurant pays for the trash, tenants pay all utilities except water as noted above

BUYER/BROKER/AGENT TO PERFORM THEIR OWN INDEPENDENT DUE DILIGENCE
 BROKER/AGENT NOT RESPONSIBLE FOR INFORMATION CONTAINED HEREIN