



**PROPERTY INFO**

Price	\$233,510
Property Type	SFH
Building Size (SF)	2155
Lot Size (AC)	0.05
Zoning	RES
Rental History	Yes
Property Manager	Yes
Furnished	Yes
Market Rating	A

INCOME		TOTAL	% Rev
	Gross Rent \$	48,561.67	100.00%
	<b>Total Gross Rent \$</b>	<b>48,561.67</b>	<b>100.00%</b>

EXPENSES			
	Electricity \$	1,873.37	3.86%
	Cable/Internet \$	657.95	1.35%
	Gas, Propane \$	348.32	0.72%
	Water/Sewer \$	514.62	1.06%
	<b>Total Utility Expenses \$</b>	<b>3,394.26</b>	<b>6.99%</b>

	<b>REALTY MGT \$</b>	<b>7,464.25</b>	<b>15.37%</b>
	Supplies and Maintenance \$	2,076.13	4.28%
	Furniture \$	3,900.42	8.03%
	Pest Control \$	430.00	0.89%
	Accounting and Legal \$	750.00	1.54%
	<b>Total Management Expenses \$</b>	<b>14,620.80</b>	<b>30.11%</b>

	Real Estate Taxes \$	2,880.00	5.93%
	Property & Liability Insurance \$	886.92	1.83%
	HOA \$	1,920.00	3.95%
	<b>Total Taxes &amp; Insurance Expenses \$</b>	<b>5,686.92</b>	<b>11.71%</b>

<b>TOTAL EXPENSES</b>	<b>\$</b>	<b>23,701.98</b>	<b>48.81%</b>
<b>NET OPERATING INCOME</b>	<b>\$</b>	<b>24,859.69</b>	<b>51.19%</b>

