INCOME & EXPENSES

807-809 Congress	**Monthly**	**Annual**
RENTS		
Unit 1 Studio	1,400.00	16,800.00
Unit 2 1/1	1,300.00	15,600.00
Unit 3 1/1	1,258.88	15,106.56
Unit 4 1/1	903.00	10,836.00
Unit 5 1/1	1,202.16	14,425.92
Unit 6 1/1	1,172.16	14,065.92
Unit 7 1/1	1,200.00	14,400.00
Unit 8 Studio	988.88	11,866.56
Unit 9 1/1 (manager)	850.00	10,200.00
Unit 10 Studio	1,226.00	14,712.00
Gross Rents	11,501.08	138,012.96

*Includes Parking $25 month

	Monthly	**Annual**
EXPENSES Estimated		
Taxes	1,467.33	17,608.00
Insurance Estimated	524.08	6,289.00
Heat Gas $807	99.97	1,199.67
Heat Oil #809	627.70	7,532.43
Electricity	99.44	1,193.32
Water Sewer	281.16	3,374.00
Stormwater	69.75	837.00
Vacancy 5% estimated	575.05	6,900.65
Trash Removal	240.38	2,884.51
Total Operating Expenses	3,984.86	47,818.58
TOTAL NOI	7,516.22	90,194.64

*Estimates based on reported rents & expenses.