

Net Income - 2907 Chippewa, 63118

Income	Rents (Current rent roll)	\$ 137,700
	Total Income*	\$ 137,700
Expense	Advertising	\$ 1,000
	Cleaning & maintenance	\$ 1,200
	Insurance	\$ 4,000
	Legal & other professional fees	\$ 250
	Management fees	\$ 7,142
	Repairs	\$ 4,000
	Taxes	\$ 4,342
	Utilities - electric	\$ 1,200
	Utilities - sewer	\$ 8,268
	Utilities - water	\$ 3,036
	Utilities - trash	\$ 4,200
	Pest control	\$ 600
	Total Expenses	\$ 39,238
	Net Income *	\$ 98,462
	<i>per month</i>	\$ 8,205

<i>proforma</i> Income	rents	\$ 154,800
	5% vacancy	\$ 7,740
	Total Income	\$ 147,060
Expense	Advertising	\$ 1,000
	Cleaning & maintenance	\$ 1,200
	Insurance	\$ 4,000
	Legal & other professional fees	\$ 250
	Management fees	\$ 7,142
	Repairs	\$ 4,000
	Taxes	\$ 4,342
	Utilities - electric	\$ 1,200
	Utilities - sewer	\$ 8,268
	Utilities - water	\$ 3,036
	Utilities - trash	\$ 4,200
	Pest control	\$ 600
	Total Expenses	\$ 39,238
	Net Income	\$ 107,822
	<i>per month</i>	\$ 8,985

**based on current rent roll*