

ANNUAL PROPERTY OPERATING DATA

DESCRIPTION	EXPENSE	INCOME	COMMENTS
GROSS SCHEDULED INCOME		\$ 17,780	per seller's info
plus other income			2 units presently vacant.
TOTAL GROSS INCOME		\$ 17,780	
less: vacancy and credit losses	\$ 889		at 5% estimate
GROSS OPERATING INCOME		\$ 16,891	
OPERATING EXPENSES:			
accounting and legal	\$ 150		
Advertising , Licence , permits			
Property Insurance	\$ 650		
Property Management			
Payroll- resident mgt			
Other			
taxes - workman,s comp			
Personal Property taxes			
Real Estate Taxes	\$ 1,820		
Repairs and Maintenance	\$ 2,000		estimated
Services: Elevator			
Janitorial			
Lawn			
Pool			
Snow Removal			
Other			
Supplies			
Utilities: Electricity	\$ 146		
Gas and oil	\$ 4,167		
Sewer and Water	\$ 872		
Telephone			
Other			
Miscellaneous			
TOTAL OPERATING EXPENSES		\$ 9,805	
NET OPERATING INCOME		\$ 7,086	
less debt service			
CASH FLOW BEFORE TAXES		\$ 7,086	
Price			
Property Location	313-315 Penn Street		
Date	3/30/2009		
Owner Financing			
Property Description	4 unit multiplex		

this information although believed to be accurate is not guaranteed

BY BURGESS SMITH RAYSTOWN REALTY