

ANNUAL PROPERTY OPERATING DATA

DESCRIPTION	EXPENSE	INCOME	COMMENTS
<b>GROSS SCHEDULED INCOME</b>		\$ 20,340	313 1st \$355, 2nd \$ 450
plus other income			315 1st \$450, 2nd \$440
<b>TOTAL GROSS INCOME</b>		\$ 20,340	actual rents / presently full occupancy.
less: vacancy and credit losses	\$ 1,017		at 5%/ estimate
<b>GROSS OPERATING INCOME</b>		\$ 19,323	
<b>OPERATING EXPENSES:</b>			
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			
<b>TOTAL OPERATING EXPENSES</b>		\$ <b>9,805</b>	
<b>NET OPERATING INCOME</b>		\$ <b>9,518</b>	
less debt service			
<b>CASH FLOW BEFORE TAXES</b>		\$ 9,518	
Price			
Property Location	313-315 Penn	Street	
Date	5/3/2010		
Owner Financing			
Property Description	4 unit multiplex		

this information although believed to be accurate is not guaranteed