3030 E. 10th St. Operating Statement

Sale Value	**$**	**100,000.00**
Rent Amounts		
#1	**$**	**440.00**
#2	**$**	**440.00**
#3	**$**	**440.00**
#4	**$**	**440.00**
#5	**$**	**400.00**
#6	**$**	**400.00**
Total Monthly Rent	**$**	**2,560.00**
Annualized Rent	**$**	**30,720.00**
Expenses		
Water/Sewer	**$**	**1,500.00**
Gas	**$**	**2,400.00**
Electric	**$**	**2,160.00**
Repairs/Maint.	**$**	**3,000.00**
Trash Service	**$**	**600.00**
Taxes	**$**	**4,000.00**
Management	**$**	**2,626.56**
Insurance	**$**	**1,500.00**
Total Expenses	**$**	**17,786.56**
Vacancy Lost 5%	**$**	**1,536.00**
Bad Debt 10%	**$**	**2,918.40**
Operating Income	**$**	**8,479.04**
Debt Service		**($5,438.50)**
Net Income (Buyer)	**$**	**3,040.54**

Rate of return 25% down 12%

Assumptions

Buyer will be placing 25% down on the property at a 6.5% interest rate
Management is calculated with vacancy and bad debt
Rate of return is calculated off of the buyers cash down payment (25%)

Notes

Tax rates will be decreacing significantly in 09' building is assessed at $135,900.00
This will make the new Tax expense around $2,718.00