5724 Julian Ave. Operating Statement

Sale Value	**$**	**113,300.00**
Rent Amounts		
#1	**$**	**500.00**
#2	**$**	**500.00**
#3	**$**	**580.00**
#4	**$**	**575.00**
#5	**$**	**520.00**
#6	**$**	**540.00**
Total Monthly Rent	**$**	**3,215.00**
Annualized Rent	**$**	**38,580.00**
Expenses		
Water/Sewer	**$**	**1,600.00**
Gas	**$**	**7,836.00**
Electric	**$**	**2,100.00**
Repairs/Maint.	**$**	**3,000.00**
Trash Service	**$**	**600.00**
Taxes	**$**	**3,374.86**
Management	**$**	**3,298.59**
Insurance	**$**	**1,800.00**
Total Expenses	**$**	**23,609.45**
Vacancy Lost 5%	**$**	**1,929.00**
Bad Debt 10%	**$**	**3,665.10**
Operating Income	**$**	**9,376.45**
Debt Service		**($6,161.82)**
Net Income (Buyer)	**$**	**3,214.63**

Rate of return 25% down 11%

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 $113,300
This will make the new Tax expense around $2,266