

531 W Laurel

Unit #	Date	Rent / Month	Availability
#1	1/3/20	\$725	X
#2	1/1/19	\$675	X
#3	5/20/21	\$675	X
#4	2/5/20	\$625	X
#5	8/15/21	\$690	X
#6	7/1/21	\$690	X
SUM		\$4080	

Expenses Per Year

Expenses	Last 12 months
Leasing Fee	\$1,100.00
Maintenance	\$1,956.26
Managements Fee	\$4,662.72
Lawn Service	\$1,415.00
Property Tax	\$2,255.88
Repairs	\$1,513.37
Utilities	
State Utility Tax	\$147.19
Sanitation	\$1,237.50
Electric	\$3,278.45
Water/Sewer	\$991.41
	18,557.78

Income

Type	Per month	Per year
Rent	\$4,080.00	\$48,960.00
12 month expenses		\$18,557.78
Total		\$30,402.22
VALUES		
6%	CAP	\$506,703.67
7%	CAP	\$434,317.43
8%	CAP	\$380,027.75