

# Income Expense

<b>Operating Income Annual</b>	
Gross Rental Revenue at 100% Occupancy	\$274,212
<b>Operating Expenses Annual</b>	
Property Taxes (2024)	\$10,422
Insurance	\$1,242
Electric	\$3,715
Water Testing	\$720 (\$60 per month)
Garbage	\$12,000 (\$1,000 per month)
Onsite Manager	\$7,200 (compensated as free rent at \$600 per month)
Total Expenses	\$34,584
<b>Projected Cap Rate (based on sales price)</b>	8.7%
<b>Sale Price</b>	\$1,900,000