

Unit #	Current Rent	Proforma Rent	# of Bdrms.	Comment*
1	\$850.00	\$785.00	3	Section 8, under three day notice
2	\$400.00	\$400.00	2	On-site managers unit
3	\$850.00	\$785.00	3	Under three day notice
4	\$0.00	\$785.00	3	Vacant
5	\$0.00	\$785.00	3	Vacant
6	\$0.00	\$785.00	3	Vacant
7	\$850.00	\$785.00	3	Section 8, current
8	\$753.00	\$785.00	3	Section 8, current
9	\$800.00	\$785.00	3	Vacant
10	\$0.00	\$785.00	3	Vacant
11	\$0.00	\$785.00	3	Vacant
<u>12</u>	<u>\$850.00</u>	<u>\$785.00</u>	<u>3</u>	<u>Will be vacant</u>
Total	\$5,353.00	\$9,035.00		

The table to the left indicates the status of the units as of 9/8/09. This is obviously subject to change.

Proforma Income and Expenses	
<b>Income</b>	
Potential Gross Rental Income	\$108,420.00
<u>Less 5% Vacancy Factor</u>	<u>5,421.00</u>
Potential Effective Gross Income	\$102,999.00
<b>Expenses</b>	
Taxes	\$7,920.00
Insurance	3,591.00
Utilities	4,200.00
Maintenance	9,600.00
Management	6,615.00
<u>Reserves</u>	<u>2,400.00</u>
Total Estimated Expenses	\$34,326.00
Estimated Net Income	\$68,673.00

The table to the left indicates the estimated income and expenses for the complex. A history of expenses in not available because it is a foreclosure.

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