

Unit #	Current Rent	Proforma Rent	# of Bdrms.	Comment*
1	\$0.00	\$750.00	1	Vacant
2	\$0.00	\$750.00	2	Vacant
3	\$0.00	\$575.00	1	Vacant
4	\$575.00	\$575.00	1	Current
5	\$575.00	\$575.00	1	Current
6	\$0.00	\$575.00	1	Vacant
7	\$575.00	\$575.00	1	Current
8	\$275.00	\$275.00	Studio	Current
9	\$0.00	\$575.00	1	Vacant
10	\$0.00	\$575.00	1	Vacant
11	\$0.00	\$575.00	1	Vacant
12	\$0.00	\$575.00	1	Vacant
<u>13</u>	<u>\$575.00</u>	<u>\$575.00</u>	<u>1</u>	<u>Current</u>
Total	\$2,575.00	\$7,525.00		

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	
Income	
Potential Gross Rental Income	\$90,300.00
<u>Less 5% Vacancy Factor</u>	<u>4,515.00</u>
Potential Effective Gross Income	\$85,785.00
Expenses	
Taxes	\$5,742.00
Insurance	1,675.00
Utilities	4,800.00
Maintenance	7,800.00
Management	4,312.00
<u>Reserves</u>	<u>2,600.00</u>
Total Estimated Expenses	\$26,929.00
Estimated Net Income	\$58,856.00

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

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