

Unit #	Current Rent	Proforma Rent	# of Bdrms.	Comment*
1	\$600.00	\$600.00	2	Current
2	\$0.00	\$600.00	2	Vacant
3	\$0.00	\$600.00	2	Vacant
4	\$600.00	\$600.00	2	Current
5	\$0.00	\$600.00	2	Vacant
<u>6</u>	<u>\$600.00</u>	<u>\$600.00</u>	<u>2</u>	<u>Current</u>
Total	\$1,800.00	\$3,600.00		

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	\$43,200.00
<u>Less 5% Vacancy Factor</u>	<u>2,160.00</u>
Potential Effective Gross Income	\$41,040.00
Expenses	
Taxes	\$3,300.00
Insurance	1,125.00
Utilities	2,130.00
Maintenance	3,600.00
Management	2,335.00
<u>Reserves</u>	<u>1,200.00</u>
Total Estimated Expenses	\$13,690.00
Estimated Net Income	\$27,350.00

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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