

PROFORMA 6302 ARNOLD

Gross Rents		
\$3,000/Mo. x12 months		\$36,000
Unit A \$1,500/month		
Unit B \$1,500/month		
Less:		
Vacancy Loss (5%)		<u>(\$1,800)</u>
Gross Effective Income		\$34,200
Less:		
Operating Expenses		
Taxes	\$2,893 (21015)	
Insurance	\$1,050	
Mangmt Fee (5%)	\$1,710	<u>(\$5,653)</u>
NOI		<u><u>\$28,547</u></u>

$\$28,547/7\% = \$407,814$

$\$410,000/2,176 \text{ SF} = \$188.42/\text{SF}$

$\$2,176 \times \$200 = \$435,200$

$\$425,000 \times 95\% = \$403,750$

IMPROVEMENTS

New Appliances
New HVAC units with warranty
New Water Heaters
New Kitchen Cabinets & Vanities
New quartz & Granite Countertops
New Laminate & Tile Floors
New Light Fixtures
New Commodes
New Hardware
New Ceiling Fans
Repaint Interior & Exterior
Replaced Sewer Lines
Replaced Water Supply Line to House
Replaced Plugs & Switches
Repaired/Replaced Privacy Fencing