	2024	2024	2024	2024	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023
	April	March	February	January	December	November	October	September	August	July	June	May	April	March	February	January
255-1	\$950.00	\$490.32	\$-	\$-	\$-	\$932.00	\$932.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00
255-2	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00
255-3	\$932.00	\$932.00	\$932.00	\$932.00	\$932.00	\$932.00	\$932.00	\$932.00	\$932.00	\$932.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00
255-4	\$850.00	\$850.00	\$712.90	\$712.90	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00
Totals	\$3,707.00	\$3,247.32	\$2,619.90	\$2,619.90	\$2,557.00	\$3,489.00	\$3,489.00	\$3,457.00	\$3,457.00	\$3,457.00	\$3,425.00	\$3,425.00	\$3,425.00	\$3,425.00	\$3,425.00	\$3,425.00
Annual	\$44,484.00															
MAINTENANCE cost in percentage	\$2,224															
INSURANCE - Complex	\$1,992															
PROPERTY TAX - Complex	\$1,750															
HOA FEE'S - Complex	\$0															
LANDSCAPING (Lawn/Snow) - Complex	\$700															
UTILITIES ANNUAL	\$0															
UTILITY REIMBURSEMENT Annual	\$0															
TOTAL	\$6,666															
Expense ratio	\$0															
NOI	\$37,818															
Market cap =	8.64%															
Purchase price	\$437,500															

	2024 April	2024	2024	2024	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023
		March	February	January	December	November	October	September	August	July	June	May	April	March	February	January
265-1	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$-	\$1,000.00
265-2	\$950.00	\$490.32	\$-	\$-	\$-	\$-	\$-	\$1,075.00	\$1,075.00	\$1,075.00	\$3,225.00	\$-	\$-	\$750.00	\$750.00	\$900.00
265-3	\$980.00	\$980.00	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00	\$-	\$900.00	\$900.00	\$900.00	\$900.00	\$-	\$900.00
265-4	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$1,400.00	\$-	\$-	\$-	\$300.00
Totals	\$3,630.00	\$3,170.32	\$2,650.00	\$2,650.00	\$2,650.00	\$2,650.00	\$2,650.00	\$3,725.00	\$3,725.00	\$2,775.00	\$5,825.00	\$3,300.00	\$1,900.00	\$2,650.00	\$750.00	\$3,100.00
Annual	\$43,560.00															
MAINTENANCE cost in percentage	\$1,742															
INSURANCE - Complex	\$2,000															
PROPERTY TAX - Complex	\$1,756															
HOA FEE'S - Complex	\$0															
LANDSCAPING (Lawn/Snow) - Complex	\$600															
UTILITIES ANNUAL	\$0															
UTILITY REIMBURSEMENT Annual	\$0															
TOTAL	\$6,098															
Expense ratio	\$0															
NOI	\$37,462															
Market cap =	8.56%															
Purchase price	\$437,500															

	2024	2024	2024	2024	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023
	April	March	February	January	December	November	October	September	August	July	June	May	April	March	February	January
275-1	\$-	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00
275-2	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00
275-3	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00	\$1,100.00	\$900.00	\$900.00	\$950.00
275-4	\$1,105.00	\$1,105.00	\$1,105.00	\$1,105.00	\$1,105.00	\$-	\$-	\$-	\$1,169.00	\$1,169.00	\$1,169.00	\$1,130.00	\$1,130.00	\$1,130.00	\$1,130.00	\$1,130.00
275-5	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00
275-6	\$-	\$-	\$-	\$-	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00
275-7	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$94.00	\$1,925.00	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00	\$950.00
275-8	\$-	\$-	\$850.00	\$850.00	\$850.00	\$-	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$1,700.00	\$850.00	\$2,550.00	\$-	\$-
Totals	\$4,780.00	\$5,730.00	\$6,580.00	\$6,580.00	\$7,530.00	\$5,575.00	\$6,425.00	\$6,425.00	\$6,713.00	\$8,544.00	\$7,569.00	\$8,380.00	\$7,680.00	\$9,180.00	\$6,630.00	\$6,680.00
Proforma Total	\$7,630.00	φ5,730.00	\$6,560.00	\$0,380.00	\$1,550.00	\$5,575.00	\$6,425.00	\$6,425.00	φ0,713.00	\$6,544.00	\$1,509.00	\$6,360.00	\$7,000.00	φ9,100.00	\$0,030.00	\$0,000.00
FIOIOIIIIa IOIai	φ1,030.00															
	ACTUAL	PROFORMA														
Annual	\$57,360.00	\$91,560.00														
MAINTENANCE cost in percentage	\$2,868	\$3,662														
INSURANCE - Complex	\$4,000	\$4,000														
PROPERTY TAX - Complex	\$3,576	\$3,576														
HOA FEE'S - Complex	\$0	\$0														
LANDSCAPING (Lawn/Snow) - Complex	\$1,000	\$1,000														
UTILITIES ANNUAL	\$13,200	\$13,200														
UTILITY REIMBURSEMENT Annual	\$0	\$0														
TOTAL	\$24,644	\$25,438														
Expense ratio	42.96%	27.78%														
NOI	\$32,716	\$66,122														
Market cap =	3.70%	7.47%														
Purchase price	\$885,000															
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