

College Duplex Apartments \$89,900

Income & Expense Actual & Proforma Estimated for 2016

Apt. #	TENANTS	Sec. Dep.	Move In	LEASE	Monthly	JAN	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUG.	SEPT	OCT	NOV	DEC.	TOTAL
2938	Reeves	650	4/1/2016	3/31/2017	650	625	635	1000	825	675	675	675	675	675	675	675	675	8485
2940	Larrimore	650	11/1/2015	10/31/2016	675	675	715	695	675	695	695	675	675	675	675	675	675	8200
TOTAL					1325	1300	1350	1695	1500	1370	1370	1350	1350	1350	1350	1350	1350	16,685.00

Repairs - below*

Taxes

Ins

Manage

Lawncare

Water

Gas & Electric

Maintenance

Total

																		1,673.00
						89	89	89	89	89	89	89	89	89	89	89	89	1,068.00
						130	150	177.5	757.5	145	145	135	135	135	135	135	135	2,315.00
								233.43	<u>-62.74</u>									0.00
									<u>-62.74</u>									170.69
												282.00						0.00
						140.00		215.00	235.00			282.00						872.00
						359.00	239.00	714.93	1,018.76	234.00	234.00	506.00	224.00	224.00	224.00	224.00	224.00	6098.69

Net 10,586.31

CAP 12

2015-16 Capital Improv. 15,964.00

New Siding, Gutters, window
carpet

