

Annual Property Operating Data (APOD)				
Sams Place				
INCOME				
Unit #	Type	Size (approx)	Market Rent	Actual Rent
11 Sams Place			\$900.00	\$0.00
3 Sams Court			\$900.00	\$0.00
1 Sams Court			\$900.00	\$0.00
5 Sams Court			\$900.00	\$799.00
7 Sams Court			\$900.00	\$799.00
10 Sams Court			\$900.00	\$0.00
15 Sams Court			\$900.00	\$0.00
13 Sams Court			\$900.00	\$900.00
16 Sams Court			\$900.00	\$895.00
11 Sams Court			\$900.00	\$0.00
2 Sams Court			\$900.00	\$0.00
6 Sams Court			\$900.00	\$0.00
8 Sams Court			\$900.00	\$0.00
25 Section Road			\$900.00	\$899.00
21 Section Road			\$900.00	\$0.00
15 Sams Place			\$900.00	\$795.00
19 Section Road			\$900.00	\$899.00
6 Sams Pl			\$900.00	\$899.00
4 Sams Court			\$900.00	\$829.00
17 Sams Place			\$900.00	\$715.00
Sams Ct/Pl			\$900.00	\$0.00
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Total			\$19,800.00	\$8,429.00
Monthly Rent			\$19,800.00	\$8,429.00
Annualized Rent			\$237,600.00	\$101,148.00
Loss: Loss to Vacancy		5%	\$11,880.00	\$5,057.40
Gross Operating Income			\$225,720.00	\$96,090.60
EXPENSES (ANNUAL)				
Real Estate Taxes (2023 Taxes)			\$1,200.00	\$1,200.00
Hazard Insurance (actual)			\$1,200.00	\$1,200.00
Property Management (off-site) ??			\$2,000.00	\$2,000.00
Repairs and Maintenance (estimated)			\$8,000.00	\$8,000.00
Utilities (estimated)				
Water		tenant paid	\$0.00	\$0.00
Gas		tenant paid	\$0.00	\$0.00
Electric		tenant paid	\$0.00	\$0.00
Trash		tenant paid	\$0.00	\$0.00
Septic Pumping			\$100.00	\$100.00
Total Utilities				
Reserve for Replacement (estimated)			\$60,000.00	\$0.00
			Pro- Forma	Actual
Total Operating Expenses			\$72,500.00	\$12,500.00
Net Operating Income			\$153,220.00	\$83,590.60