

2018 net income - 3320 Greenwood Ave, 63143

2018			
Income	rents (current rent roll)	\$	82,980
	5% vacancy	\$	4,149
	Total Income	\$	78,831
Expense	insurance	\$	2,174
	repairs	\$	2,125
	taxes	\$	9,909
	utilities - electric	\$	569
	utilities - gas	\$	-
	utilities - sewer	\$	2,084
	utilities - water	\$	1,309
	utilities - trash	\$	729
	Total Expenses	\$	18,899
	Net Income	\$	59,932
	<i>per month</i>	\$	4,994

proforma			as-is	w/ improvements
Income	rents	\$	86,400	\$ 97,200
	5% vacancy	\$	4,320	\$ 4,860
	Total Income	\$	82,080	\$ 92,340
Expense	insurance	\$	2,174	\$ 2,174
	repairs	\$	2,125	\$ 2,125
	taxes	\$	9,909	\$ 9,909
	utilities - electric	\$	569	\$ 569
	utilities - gas	\$	-	\$ -
	utilities - sewer	\$	2,084	\$ 2,084
	utilities - water	\$	1,309	\$ 1,309
	utilities - trash	\$	729	\$ 729
	Total Expenses	\$	18,899	\$ 18,899
	Net Income	\$	63,181	\$ 73,441
	<i>per month</i>	\$	5,265	\$ 6,120