

rent roll - 5212 Sir Bors Dr, 63129

unit	size	current lease rent amount	proforma rent amount
1	1 bed, 2 bath	\$ 575	\$ 700
2	1 bed, 2 bath	\$ 550	\$ 700
3	1 bed, 1 bath	\$ 470	\$ 625
4	1 bed, 1 bath	\$ 465	\$ 625
totals	n/a	\$ 2,060	\$ 2,650
annualized	n/a	\$ 24,720	\$ 31,800

net income - 5212 Sir Bors Dr, 63129

<i>actual</i> Income		
	rents (current rent roll)	\$ 24,720
	Total Income	\$ 24,720
Expense	cleaning & maintenance	\$ 1,000
	insurance	\$ 2,648
	taxes	\$ 2,758
	utilities - electric	n/a
	utilities - gas	n/a
	utilities - sewer	\$ 600
	utilities - water	\$ 720
	other - trash, snow	\$ 479
	Total Expenses	\$ 8,205
	Net Income	\$ 16,515
	<i>per month</i>	\$ 1,376

<i>proforma</i> Income		
	rents	\$ 31,800
	Total Income	\$ 31,800
Expense	cleaning & maintenance	\$ 1,000
	insurance	\$ 2,648
	taxes	\$ 2,758
	utilities - electric	n/a
	utilities - gas	n/a
	utilities - sewer	\$ 600
	utilities - water	\$ 720
	other - trash, snow	\$ 479
	Total Expenses	\$ 8,205
	Net Income	\$ 23,595
	<i>per month</i>	\$ 1,966