

| | A | B | C | D | E | F |
|----|-------------------|---|----------------|-------------------|----------|---|
| 1 | Section | Field | Legal Rent | Preferential rent | | |
| 2 | Income | Unit 1 | \$1,827 | | occupied | |
| 3 | Income | Unit 2 | \$2,562 | | occupied | |
| 4 | Income | Unit 3 | \$2,150.00 | | occupied | |
| 5 | Income | Unit 4 | \$2,650 | \$2,435 | occupied | |
| 6 | Income | Unit 5 | \$1,200 | | vacant | |
| 7 | Income | Unit 6 | \$960.00 | | occupied | |
| 8 | Income | Unit 7 | \$1,297.27 | \$1,037.00 | occupied | |
| 9 | Income | Unit 8 | \$2,200 | | occupied | |
| 10 | | | | | | |
| 11 | | | | | | |
| 12 | Income | Total Monthly Income = | | \$14,371.00 | | |
| 13 | | Total Gross Annual Income = | | \$172,452 | | |
| 14 | | | | | | |
| 15 | Expenses | Property Taxes | \$1,131 | | | |
| 16 | Expenses | Water & Sewer | \$454 | | | |
| 17 | Expenses | Electricity and gas | \$940 | | | |
| 18 | Expenses | Super | \$450 | | | |
| 19 | Expenses | Property Insurance | \$862 | | | |
| 20 | Expenses | Total Monthly Expenses = | \$3,837 | | | |
| 21 | | Total Yearly Expenses + | \$46,476 | | | |
| 22 | | Net income | 125,976 | | | |
| 23 | | | | | | |
| 24 | Net Operating Inc | NOI = (Total Annual Income - Total Annual Expenses) | | | | |
| 25 | | | | | | |
| 26 | Cap Rate | Cap = (NOI / Purchase Price) \$146,861 | 8.99% | | | |
| 27 | | | | | | |
| 28 | | | | | | |
| 29 | | | | | | |