



Expense Sheet

Gross rents \$240,000/year
All two-bedroom apartments rent for \$740
(4) townhouses rent for \$840

Owner pays:
\$1,250/mo. average water/sewer
\$44/unit cable
\$507/mo. insurance
\$120/mo. trash
\$16,770 taxes

Tenants pay electric, all electric units PTAC heat/AC

- All shingles replaced in 2001 (30-year shingles)
- All PTAC units new in the last 15 years
- Windows have been replaced as needed