

Annual Property Operating Data

Name Rental Income - Four Plex
 Location 240 Wheeler Ave SE Abq
 Type of Property Four Plex
 Size of Property 2708 (Sq. Ft./Units)
 Purpose Rental Income

Date 4/1/2024
 Price \$475,000
 Existing Loan _____
 Equity _____

ALL FIGURES ARE ANNUAL

COMMENTS/FOOTNOTES

1	POTENTIAL RENTAL INCOME	\$50,400	\$4,200 / month
2	Less: Vacancy & Cr. Losses	5%	
3	EFFECTIVE RENTAL INCOME		
4	Plus: Other Income		There is a laundry room currently not being used.
5	GROSS OPERATING INCOME	\$47,880	
	OPERATING EXPENSES:		
6	Real Estate Taxes	\$2,636	
7	Personal Property Taxes		
8	Property Insurance	\$985	
9	Off Site Management		
10	Payroll		
11	Expenses/Benefits		
12	Taxes/Worker's Compensation		
13	Repairs and Maintenance	\$2,500	
	Utilities:	\$5,880	
14	Legal	\$80	
15	cleaning		
16			
17	misc		
18	Accounting and Legal		
19	Real Estate Leasing Commissions		
20	Advertising/Licenses/Permits		
21	Supplies		
22	Miscellaneous		
	Contract Services:		
23			
24			
25			
26			
27			
28		\$12,081	
29	TOTAL OPERATING EXPENSES	\$12,081	
30	NET OPERATING INCOME	\$35,800	
31	Less: Annual Debt Service		
32	CASH FLOW BEFORE TAXES	\$35,800	

Prepared by Owner

The statements and figures herein while not guaranteed are secured from sources we believe authoritative