

4141 N.W. 37th Place

Gainesville, FL 32606

ESTIMATED INCOME EXPENSE PROFORMA

(Not warranted or guaranteed by the Listing Agency,
 Listing Agent, or Seller)

CURRENT GROSS POTENTIAL RENTS

After Sales Tax Deduction \$ 110,886

With no vacancy factor

EFFECTIVE GROSS INCOME \$110,886

OPERATING EXPENSES

Real Estate Taxes \$ 17,414

Insurance \$ 3,921

Management @ 3% \$ 3,321

Repairs/Maintenance \$ 1,000

Association Dues \$ 9,301

Total Estimated Expenses \$ 34,963

Estimated NOI \$75,923

CAP RATE 6

Sales Price \$1,250,000

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