

2021 2022

Income	2021	2022
Rents	\$ 33,721.00	\$ 32,180.00

Expenses	2021	2022
Insurance	\$ 3,348.60	\$ 4,508.00
Interest	\$ 3,902.50	\$ 6,247.00
Repairs	\$ 3,862.16	\$ 412.37
Supplies		
Utilities	\$ 4,731.33	\$ 5,921.93
Property Tax	\$ 2,513.84	\$ 2,483.48
Prof Services		
License Fees		
Other HVAC	\$ 3,805.20	
Lawncare		\$ 525.00
appliances		
Total	\$ 22,163.63	\$ 20,097.78
Gross Profit	\$ 11,557.37	\$ 12,082.22

Apartment rate/month	Potential Rate ?
1	425 \$ 450.00
2	350 \$ 500.00
3	450 \$ 600.00
4	435 \$ 500.00
5	435 \$ 500.00
6	425 \$ 500.00
7	450 \$ 500.00
	2970 \$ 3,550.00
Potential Gross	\$ 42,600.00
Potential Net	\$ 22,502.22

Cap Rate	Value per Cap Rate	Value using higher rent rate
5.00%	\$ 231,140.00	\$ 450,040.00
6.00%	\$ 192,616.67	\$ 375,033.33
7.00%	\$ 165,100.00	\$ 321,457.14
8.00%	\$ 144,462.50	\$ 281,275.00
9.00%	\$ 128,411.11	\$ 250,022.22
10.00%	\$ 115,570.00	\$ 225,020.00
11.00%	\$ 105,063.64	\$ 204,563.64
12.00%	\$ 96,308.33	\$ 187,516.67
13.00%	\$ 88,900.00	\$ 173,092.31
14.00%	\$ 82,550.00	\$ 160,728.57
15.00%	\$ 77,046.67	\$ 150,013.33