

SJ Fowler/ GMAC Real Estate, Inc.
 David Gudmundsen-Associate Broker
 (480) 830-2552 Direct, (480) 503-8154 fax
www.realestatedg.com
 azbroker@cox.net

Rent Roll and Deposit Information

2317 N 27th St, Phoenix, AZ 85008

Unit # & Address	Type Bed/Bath	Rent	Security Deposit	Rent due	Tenancy monthly or Yr lease (when expire)	Comments
Unit A House	3 bed/1 bath 1151 sq ft+/-	\$850.00		1 st	Month to Month	
Unit B Duplex	1 bed/1 bath 485 sq ft+/-	\$425.00		1 st	Month to Month	
Unit C Duplex	1 bed/1 bath 485 sq ft+/-	\$425.00		1 st	Month to Month	
TOTAL		\$1700.00				

	<u>Actual</u>	<u>Proforma</u>
Gross Scheduled Rent	\$20,400 (\$566/Unit)	\$21,000 (\$583/Unit)
Vacancy (5%)	<u>-1,020</u>	<u>-1,050</u>
Adjusted Gross Income (AGI)	\$19,380	\$19,950

Expenses

Insurance (per owner)	\$ 785
Maintenance (Estimate)	\$ 1,000
Property Taxes (2007)	\$ 1,070
Water/sewer/trash	<u>\$ 1,140</u>
Total Expenses	\$ 3,995

Net Operating Income (NOI) \$15,385 \$15,955

Cap Rate 7.73% 8.02%

Sales Price \$199,000

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information.. Buyer must verify the information and bears all risk for any inaccuracies