

# 1970 DAYTONA

4 - 900 sq. ft. 2-bedrom units fully equipped with fridge, stove, washer and dryer. Each unit has F.A.G. furnace, central air, hot water tank, separate utility meters. Designated parking.

## MONTHLY INCOME

All Tenants pay utilities including hot water tank rental (Reliance)

Unit #1: \$1,315.60

Unit #2: \$ 880.45

Unit #3: \$ 840.00

Unit #4: \$1,214.00

**GROSS INCOME: \$4,250.05 X 12 = \$51,000.60**

## EXPENSE

Property Taxes \$8,147.63

Insurance: \$1,771.20

Maintenance: \$ 0

Herby Curby \$ 0

Snow Removal: \$500.00

**TOTAL EXPENSES \$10,418.83**

**NET OPERATING INCOME BEFORE MORTGAGE \$40,581.77**