

1910 Peters St & 221 Dan St, Carson City

<b>Current</b>		
<b>Gross Income</b>	<b>Monthly</b>	<b>Annual</b>
Apt A	\$1,150.00	\$13,800.00
Apt B	\$475.00	\$5,700.00
House	\$0.00	\$0.00
<b>Net Income</b>	<b>\$1,625.00</b>	<b>\$19,500.00</b>
<b>Estimated Expense</b>	<b>Monthly</b>	<b>Annual</b>
Water/Sewer	\$145.00	\$1,740.00
Trash	\$18.00	\$216.00
Gas	\$62.00	\$744.00
Insurance	\$67.00	\$800.00
Taxes	\$145.50	\$1,746.00
<b>Estimated Expenses</b>		<b>\$5,246.00</b>
<b>Net Income</b>	<b>\$14,254.00</b>	
<b>Sales Price</b>	<b>\$399,000.00</b>	
<b>Cap Rate</b>	<b>3.60%</b>	

<b>Projected</b>		
<b>Estimated Gross Income</b>	<b>Monthly</b>	<b>Annual</b>
Apt A	\$1,150.00	\$13,800.00
Apt B	\$650.00	\$7,800.00
House	\$1,200.00	\$14,400.00
<b>Estimated Net Income</b>	<b>\$3,000.00</b>	<b>\$36,000.00</b>
<b>Estimated Expense</b>	<b>Monthly</b>	<b>Annual</b>
Water/Sewer	\$200.00	\$1,740.00
Trash	\$18.00	\$216.00
Gas	\$120.00	\$744.00
Insurance	\$83.00	\$1000.00
Taxes	\$145.50	\$1,746.00
<b>Estimated Expenses</b>		<b>\$5,446.00</b>
<b>Net Income</b>	<b>\$30,554.00</b>	
<b>Sales Price</b>	<b>\$399,000.00</b>	
<b>Cap Rate</b>	<b>7.70%</b>	