

<b>Waverly Place/Melbourne Avenue</b>	Rentable sq. ft	Current Rent per month	Current Rent per year	Annual rent per sq. ft	Projected Annual Rent at 16.51/sq. ft.	Monthly Rent at 16.51/sq. ft
Garage Apartment	680	\$ 775.00	\$ 9,300.00	\$ 13.68	\$ 11,226.80	\$ 935.57
Melbourne Ave upstairs	763	\$ 1,050.00	\$ 12,600.00	\$ 16.51	\$ 12,600.00	\$ 1,050.00
Melbourne Ave downstairs	2055	\$ 1,400.00	\$ 16,800.00	\$ 8.18	\$ 33,928.05	\$ 2,827.34
	3498	\$ 3,225.00	\$ 38,700.00	\$ 11.06	\$ 57,751.98	\$ 4,812.67
Expenses*			\$ (11,107.00)		\$ (11,107.00)	
<b>NOI</b>			<b>\$ 27,593.00</b>		<b>\$ 46,644.98</b>	
*						
Insurance	\$ 1,900.00					
Lawn Maintenance	\$ 1,800.00					
Water/Sewer	\$ 2,952.00					
Property Taxes	\$ 4,194.00					
Termite Bond	\$ 261.00					
Total less Repairs/Maint	\$11,107.00					

**Cap Rate**

**5.02%**

**8.48%**