

Property Portfolio in Rockingham

| Property | Mortgage (Y/N) | # Units | Average Rent | Annual Income (No Vacancy) | Operating Expenses | Net Operating Income | Vacancy (3.5%) | Capital Expenditures (10%) | Property Management (8%) | Net Income |
|----------|----------------|---------|--------------|-------------------------------|--------------------|----------------------|----------------|----------------------------|--------------------------|------------|
| Duplex | No | 2 | \$1,300 | \$31,200 | \$11,585 | \$19,615 | \$1,092 | \$3,120 | \$2,496 | \$12,907 |
| Duplex | Yes | 2 | \$1,125 | \$27,000 | \$19,988 | \$7,012 | \$945 | \$2,700 | \$2,160 | \$1,207 |
| Triplex | No | 3 | \$1,164 | \$41,904 | \$14,549 | \$27,355 | \$1,467 | \$4,190 | \$3,352 | \$18,346 |
| Triplex | Yes | 3 | \$1,200 | \$43,200 | \$35,064 | \$8,136 | \$1,512 | \$4,320 | \$3,456 | -\$1,152 |

Does not include: business insurance, tax prep, legal expenses, state registrations & fees, background checks, etc.

| | | | |
|----------------|---------------|------------------|------------------|
| HUD FMR | Studio | 1-bedroom | 2-bedroom |
| | \$1,020 | \$1,112 | \$1,354 |