

Investment Opportunities

Gross Income	16,600
Gross Expenses	12,900
Net Income	3,700
Debt Service*	8,000
Pre-Tax Income	(4,300)
Overall Rate of Return	5.0%
Year Constructed	1935
Type of Construction	Frame
Number of Units	4
Age of Roof	10 years
Age of HVAC System	5 years
Asking Price	125,000

*Based on 7% interest, 30 year amortization, 20% down