

	The Bentley Group, Ltd				
		www.BentleyG.com			
	Address: 6634-42 Haverford Ave Phila. PA, 19151				
	GROSS POTENTIAL RENTS			Monthly	Yearly
	TENANTS	Apt Num	Lease Exp		autofill
1	Lucie	1	MTM	650.00	7,800.00
2	Melvin Hendricks	2	MTM	600.00	7,200.00
3	Terry Small	3	MTM	735.00	8,820.00
4	Anaya Davis-granddaughter	4	MTM	850.00	10,200.00
5	Jeffrey Crawford	5	MTM	600.00	7,200.00
6	Alice Durham-grandmother	6	MTM	650.00	7,800.00
7	Doris Price	7	MTM	675.00	8,100.00
8	Clausette	8	MTM	650.00	7,800.00
9	Little Shepherd's Christian Center		MTM	9,500.00	114,000.00
	TOTAL INCOME			14,910.00	178,920.00
	VACANCY FACTOR (5%)			745.50	8,946.00
	OPERATING INCOME			14,164.50	169,974.00
	OPERATING EXPENSES			autofill	
	Real Estate Taxes			897.58	10,771.00
	Insurance Fire & Liab			769.17	9,230.00
	PGW-Heat & Hot Water	Apts Only		330.92	3,971.00
	PECO-Elec-halls & outside			71.42	857.00
	Water & Sewer			623.08	7,477.00
	Repairs-average			800.00	9,600.00
	Super & Trash			485.00	5,820.00
	Other			634.08	7,609.00
	Pest Control			83.33	1,000.00
	TOTAL OPERATING EXPEN'S			4,694.58	56,335.00
	NET OPERATING INCOME			9,469.92	113,639.00
	Debt Service or Mortgage			0.00	0.00
	PRE-TAX INCOME			9,469.92	113,639.00
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	Asking Price	\$1,300,000		Cap Rate	8.74%
	Square Ft	5,000		Per SF	\$260
	Num Units	9		Per Unit	\$144,444
	Multiplier	7.3			