

8 Unit Residential Apartment Building
 230 Center Avenue
 Pennel, PA 19047
CASH FLOW STATEMENT

<u>REVENUES</u>	<u>MONTHLY</u>	<u>W & S REIMB</u>	<u>ANNUAL</u>
Unit 1A 1 bdrm	\$620.	\$40.	\$7920.
Unit 1B 1 bdrm	\$460.	\$40.	\$6000.
Unit 1C 2 bdrm	\$660.	\$40.	\$8400.
Unit 1D 2 bdrm	\$585.	\$40.	\$7500.
Unit 2A 1 bdrm	\$610.	\$40.	\$7800.
Unit 2B 1 bdrm	\$550.	\$40.	\$7080.
Unit 2C 1 bdrm	\$510.	\$40.	\$6600.
Unit 2D 1 bdrm	<u>\$645.</u>	_____	\$7740
12 month rent subsidy (\$200x8x12months)			<u>\$19200</u>
TOTAL REVENUE	\$4505.	\$320.	\$78240.

OPERATING EXPENSES:

Real Estate Taxes	\$6237		
Insurance	\$5500.		
*Management Fees (5%)	\$2378.		
Snow Removal	\$275.		
Water & Sewer	\$4127		
Trash	\$1020		
Electric (common area)	\$1048		
Mercantile tax & fees	\$290		
Repairs (year 2007)	\$3843.		
Lawn & Landscape	\$1754		
Cleaning services	<u>\$550</u>		
TOTAL EXPENSES			<u>\$27022.</u>

CASH FLOW BEFORE DEBT SERVICE \$51278

* Current owner has a management company handling property, not a continued requirement.