

## **INCOME AND EXPENSE SUMMARY**

This document is presented as an aide to the sale of Real Estate. It was not prepared by a person with accounting experience. It has not been approved or disapproved by the Securities and Exchange Commission. This example is in no way a guarantee of expenses, rental income or return on investment. Some figures are assumed or estimated.

<u>PROPERTY</u>	<b>Expedition Station 401</b>	
PURCHASE PRICE		\$ 299,900.00
 <u>ESTIMATED YEARLY EXPENSES</u>		
CONDO FEE	\$ 997.50 12	\$ 11,970.00
ELECTRIC UTILITY (EST)	\$ 89.66 12	\$ 1,075.92
TELEPHONE		INCL
TV CABLE		INCL
PROPANE		INCL
WATER AND SEWER		INCL
INTERNET		INCL
ELEVATOR SERVICE CONTRACT		INCL
HEATING/MAINTENANCE COMMON AREAS		INCL
SNOW REMOVAL		INCL
LANDSCAPING		INCL
ACCOUNTING FEES		INCL
HOA ADMIN FEES		INCL
MASTER INSURANCE		INCL
TRASH REMOVAL		INCL
PEST CONTROL		INCL
MOUNTAIN ASSESSMENT		INCL
TAXES CLASS THREE		\$ 2,699.10
INSURANCE ON CONTENTS (EST)		\$ 272.00
MAINTENANCE AND REPAIRS		varies
<b>TOTAL ESTIMATED ANNUAL EXPENSES</b>		<b>\$ 16,017.02</b>
 <u>ESTIMATED RENTAL INCOME</u>		
RENTAL INCOME 2025*		\$ 33,906.55
RENTAL MANAGEMENT FEE	25%	\$ 8,476.64
HOUSEKEEPING	0%	\$ -
<b>TOTAL ESTIMATED GROSS INCOME</b>		<b>\$ 25,429.91</b>
<b>ESTIMATED CASH FLOW</b>		<b>\$ 9,412.89</b>