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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>	Silver Creek 2216 studio	
PURCHASE PRICE		\$ 105,000.00
	<u>ESTIMATED YEARLY EXPENSES</u>	
CONDO FEE	\$ 316.00 12	\$ 3,792.00
ELECTRIC UTILITY (EST)	\$ 37.00 12	\$ 444.00
CHIMNEY INSPECTION		\$ 75.00
WATER AND SEWER		INCL
PHONE/INTERNET/CABLE		INCL
TRASH REMOVAL		INCL
PEST CONTROL		INCL
HEATING/CLEANING COMMON AREAS		INCL
HEATING/CLEANING POOL		INCL
SNOW REMOVAL		INCL
LANDSCAPING		INCL
ELEVATOR CONTRACT/SERVICE		INCL
HOA ADMIN FEES		INCL
ACCOUNTING FEES		INCL
MOUNTAIN ASSESSMENT		\$ 945.00
REAL ESTATE TAXES (EST)		\$ 882.00
INSURANCE ON CONTENTS (EST)		\$ 466.00
MAINTENANCE AND REPAIRS		varies
TOTAL ESTIMATED ANNUAL EXPENSES		\$ 6,604.00
	<u>ESTIMATED RENTAL INCOME</u>	
RENTAL INCOME 2025*		\$ 11,321.00
MANAGEMENT FEES	5%	\$ 566.05
HOUSEKEEPING	0%	\$ -
NET INCOME		\$ 10,754.95
TOTAL ESTIMATED NET INCOME		\$ 4,150.95

*self managed