

PROPERTY	SIZE	TYPE	COST	REPAIRS	TOTAL	RENT/YR	TAX	INS	HOA	MAINTENANCE	MANAGEMENT	TOTAL	NET INCOME	CASH ON	2006
	BED/BATH	Sq Ft										EXPENSES		CASH %	VALUE
933	3/2	1070 Single	32900	13400	46300	12000	2230	856	780	559	960	5385	6615	14.3	170000
840	3/2	1152 Single	49900	12956	62856	12000	1135	922	780	236	960	4033	7967	12.7	175000
14301	3/2	1588 Single	34900	56000	90900	18000	2480	1270	0	230	1440	5420	12580	12.9	200000
10828	4/2	1871 Single	129900	7340	137240	18900	3859	1497	0	315	1512	7183	11717	5.7	430000
821	3/2	1152 Single	52200	4900	57100	11700	970	922	780	255	936	3863	7837	13.7	180000
222	3/2	1521 Single	70379	5300	75679	13200	2150	1217	0	578	1056	5000.8	8199	10.8	215000
20283	4/3	2235 Single	119734	19660	139394	22800	5777	1788	0	760	1824	10149	12651	9.1	446500
19710	4/2	1768 Single	72000	41200	113200	20400	2627	1414	0	432	1632	6105	14295	12.6	320000
27725	3/2	1288 Single	52200	16740	68940	14400	1832	1030	0	356	1152	4370	10030	14.5	150000
9347	4/3	1699 Townhouse	113000	3000	116000	18600	3901	1359	1548	368	1488	8664	9936	8.6	238000
20341	3/2	1244 Single	103000	6570	109570	16500	2201	995	0	469	1320	4985	11515	10.5	290000
17078	2/2	1130 Townhouse	67500	7600	75100	13800	2220	904	1140	456	1104	5824	7976	10.6	204000
19700-201	2/1	833 Condo	65000	4570	69570	12000	1370	666	2334	943	960	6273	5727	8.2	130000
1185	3/2	1386 Single	54000	21300	75300	13200	2094	1109	0	973	1056	5232	7968	10.6	188000
10815	3/2	1616 Townhouse	62200	8300	70500	13200	1900	1293	1250	234	1056	5733	7467	10.6	
14535	3/1	1081 Single	62000	8700	70700	12600	1548	865	0	348	1008	3769	8831	12.5	190000
14020	3/1	1139 Single	73000	12560	85560	15000	1920	911	0	432	1200	4463	10537	12.3	180000
TOTALS	17	23773	1213813	250096	1463909	258300	40214	19018	8612	7944	20664	96452	161848		3706500
Average		1398	71401	14712	86112	15194	2366	1119	507	467	1216	5674	9520	11.1	247100

The average of these 17 homes is 1400 sf, cost \$\$71,400 to buy and another \$14,700 to fix up enough to rent for \$1260 monthly, and yielded net income of \$790 per month after all expenses. Average return 11.1%. Included amongst these 17 were some that the owner chose for family rentals, not strictly for investment.