

# FINANCIALS

5 Osler Street

<b>Monthly Operating Income</b>	<b>Scenario A</b>
Apartment 1 (main and lower level. Estimated amount)	2,400
Apartment 2 (2nd level. Amount last tenant paid)	1,890
<b>Gross Monthly Operating Income</b>	<b>4,290.00</b>
<b>Monthly Operating Expenses</b>	
Real Estate Taxes	291.00
Rental Property Insurance	168.00
- Water	40.00
- Gas and Electricity	185.00
<b>Monthly Operating Expenses</b>	<b>684.00</b>
<b>Net Operating Income (NOI)</b>	
Total Annual Operating Income	51,480.00
Total Annual Operating Expense	8,208.00
<b>Annual Net Operating Income</b>	<b>43,272.00</b>
<b>Capitalization Rate</b>	<b>4.33%</b>