INCOME APPROACH

Unit imbers Jnits Residential Amount \$11,354 \$500	Average Size (SF) 672 SF 1143 SF 920 SF 920 SF 1152 SF 1209 SF 1245 SF 37,207 Average: Totals	\$2,312 \$2,320 \$2,357 \$2,177.32 1.0%	Unit/Month Unit/Month Unit/Month Unit/Month Unit/Month Unit/Month	Rent/SF \$1.93 \$1.47 \$2.34 \$2.30 \$1.99 \$2.01 \$1.92 \$1.89 \$2.17	Monthly Income \$1,300 \$1,675 \$21,550 \$32,820 \$2,220 \$9,248 \$2,320 \$9,428 \$80,561 (\$806) \$79,755		Annual Income \$15,600 \$258,600 \$393,840 \$10,976 \$27,840 \$113,136 \$966,732 (\$9,667) \$957,065
Jnits Residential Amount \$11,354	672 SF 1143 SF 920 SF 952 SF 1115 SF 1209 SF 1245 SF 37,207 Average:	\$1,300 \$1,675 \$2,155 \$2,188 \$2,220 \$2,312 \$2,320 \$2,357 \$2,177.32 1.0%	Unit/Month Unit/Month Unit/Month Unit/Month Unit/Month Unit/Month	\$1.93 \$1.47 \$2.34 \$2.30 \$1.99 \$2.01 \$1.92 \$1.89 \$2.17	\$1,300 \$1,675 \$21,550 \$32,820 \$2,220 \$9,248 \$2,320 \$9,428 \$80,561 (\$806) \$79,755		\$15,600 \$22,100 \$258,600 \$333,840 \$26,640 \$110,976 \$27,840 \$113,136 \$966,732 (\$9,667)
Residential Amount \$11,354	1143 SF 920 SF 952 SF 1115 SF 1152 SF 1209 SF 1245 SF 37,207 Average:	\$1,675 \$2,155 \$2,188 \$2,220 \$2,312 \$2,320 \$2,357 \$2,177.32 1.0%	Unit/Month Unit/Month Unit/Month Unit/Month Unit/Month Unit/Month	\$1.47 \$2.34 \$2.30 \$1.99 \$2.01 \$1.92 \$1.89 \$2.17	\$1,675 \$21,550 \$32,820 \$2,220 \$9,248 \$2,320 \$9,428 \$80,561 (\$806) \$79,755		\$20,100 \$258,600 \$26,640 \$110,976 \$27,840 \$113,136 \$966,732 (\$9,667)
Residential Amount \$11,354	920 SF 952 SF 1115 SF 1152 SF 1209 SF 1245 SF 37,207 Average:	\$2,155 \$2,188 \$2,220 \$2,312 \$2,320 \$2,357 \$2,177.32 1.0%	Unit/Month Unit/Month Unit/Month Unit/Month Unit/Month	\$2.34 \$2.30 \$1.99 \$2.01 \$1.92 \$1.89 \$2.17	\$21,550 \$32,820 \$2,220 \$9,248 \$2,320 \$9,428 \$80,561 (\$806) \$79,755		\$258,600 \$393,840 \$26,640 \$110,976 \$27,840 \$113,136 \$966,732 (\$9,667
Residential Amount \$11,354	952 SF 1115 SF 1152 SF 1209 SF 1245 SF 37,207 Average:	\$2,188 \$2,220 \$2,312 \$2,320 \$2,357 \$2,177.32 1.0%	Unit/Month Unit/Month Unit/Month Unit/Month	\$2.30 \$1.99 \$2.01 \$1.92 \$1.89 \$2.17	\$32,820 \$2,220 \$9,248 \$2,320 \$9,428 \$80,561 (\$806) \$79,755		\$393,840 \$26,640 \$110,976 \$27,840 \$113,136 \$966,732 (\$9,667
Residential Amount \$11,354	1115 SF 1152 SF 1209 SF 1245 SF 37,207 Average:	\$2,220 \$2,312 \$2,320 \$2,357 \$2,177.32 1.0%	Unit/Month Unit/Month Unit/Month	\$1.99 \$2.01 \$1.92 \$1.89 \$2.17	\$2,220 \$9,248 \$2,320 \$9,428 \$80,561 (\$806) \$79,755		\$26,640 \$110,976 \$27,840 \$113,136 \$966,732 (\$9,667
Residential Amount \$11,354	1152 SF 1209 SF 1245 SF 37,207 Average:	\$2,312 \$2,320 \$2,357 \$2,177.32 1.0%	Unit/Month Unit/Month	\$2.01 \$1.92 \$1.89 \$2.17	\$9,248 \$2,320 \$9,428 \$80,561 (\$806) \$79,755		\$110,976 \$27,840 \$113,136 \$966,732 (\$9,667
Residential Amount \$11,354	1209 SF 1245 SF 37,207 Average:	\$2,320 \$2,357 \$2,177.32 1.0%	Unit/Month	\$1.92 \$1.89 \$2.17	\$2,320 \$9,428 \$80,561 (\$806) \$79,755		\$27,840 \$113,136 \$966,732 (\$9,667
Residential Amount \$11,354	1245 SF 37,207 Average:	\$2,357 \$2,177.32 1.0%		\$1.89 \$2.17	\$9,428 \$80,561 (\$806) \$79,755		\$113,136 \$966,732 (\$9,667
Residential Amount \$11,354	37,207 Average:	\$2,177.32 1.0%	Unit/Month	\$2.17	\$80,561 (\$806) \$79,755		\$966,732 (\$9,667
Residential Amount \$11,354	Average:	1.0%			(\$806) \$79,755		(\$9,667
Amount \$11,354		1.0%		\$1,500 <i>/</i> M	\$79,755		
Amount \$11,354	Totals			\$1,500 /M	\$79,755		
\$11,354	Totals			\$1,500 /N			\$957,065
\$11,354	Totals			\$1,500 /N	lonth		
\$11,354	Totals			\$1,500 /N	1onth		
\$11,354	Totals	_			\$1,500 /Month		
\$11,354	Totals				\$81,255		\$975,065
		Per SF	Unit Amount	Totals	% of EGI	Totals	
		\$0.01	* 007		4.40%		
\$500		\$0.31	\$307		1.16%		
		\$0.01	\$14		0.05%		
\$18,000		\$0.48	\$486		1.85%		
	\$29,854			\$807		3.06%	
\$3 840		\$0.10	\$0		0.39%		
\$21,250		\$0.57	\$350		2.18%		
	\$25,090			\$678		2.57%	
\$14,380		\$0.39	\$300		1.47%		
\$15,800		\$0.42	\$300		1.62%		
\$1,200			\$200		0.12%		
	\$35,970	\$0.00		\$972		4.00%	
	\$3,739	\$0.00		\$50		0.38%	
\$3,959		\$0.11	\$107		0.41%		
\$1,500			\$41		0.15%		
	\$6,959	\$0.19		\$188		0.71%	
	\$19,501	3 BR/2 BA		\$527		2.00%	
	\$155,493	\$4.18	Г	\$4,203	_	15.95%	(\$155,493)
	\$3,840 \$0 \$21,250 \$14,380 \$15,800 \$3,000 \$1,200 \$3,959 \$1,500 \$1,500	\$0 \$21,250 \$25,090 \$14,380 \$15,800 \$3,000 \$1,200 \$34,380 \$35,970 \$33,959 \$1,500 \$1,700 \$1,200 \$34,380 \$35,970 \$3,739 \$1,500 \$1,500 \$1,500 \$1,500 \$1,200 \$34,380 \$35,970 \$3,739 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$1,500 \$35,970 \$3,739 \$1,500	\$0 \$0.00 \$21,250 \$0.57 \$25,090 \$14,380 \$0.39 \$15,800 \$0.42 \$3,000 \$0.03 \$1,200 \$0.03 \$34,380 \$0.00 \$34,380 \$0.00 \$35,970 \$0.00 \$3,739 \$0.00 \$3,739 \$0.00 \$3,739 \$0.00 \$3,759 \$0.11 \$1,500 \$0.04 \$1,500 \$0.04 \$6,959 \$0.19 \$0.28 \$0.19 \$19,501 3 BR/2 BA	\$0 \$0.00 \$0 \$21,250 \$0.57 \$350 \$25,090 \$300 \$300 \$14,380 \$0.39 \$300 \$15,800 \$0.42 \$300 \$1,200 \$0.03 \$200 \$34,380 \$0.00 \$35,970 \$33,739 \$0.00 \$31,500 \$3,959 \$0.11 \$107 \$1,500 \$0.04 \$41 \$1,500 \$0.04 \$41 \$1,500 \$0.19 \$411 \$1,500 \$0.19 \$19,501	\$0 \$0.00 \$0 \$21,250 \$0.57 \$350 \$25,090 \$678 \$14,380 \$0.39 \$300 \$15,800 \$0.42 \$300 \$15,800 \$0.08 \$100 \$1,200 \$0.03 \$200 \$34,380 \$0.00 \$990 \$34,380 \$0.00 \$9972 \$34,380 \$0.00 \$9972 \$34,380 \$0.00 \$9972 \$34,380 \$0.00 \$990 \$34,380 \$0.00 \$9972 \$34,380 \$0.00 \$9972 \$3,739 \$0.00 \$900 \$3,959 \$0.11 \$107 \$1,500 \$0.04 \$41 \$1,500 \$0.04 \$41 \$1,500 \$0.04 \$41 \$188 \$188 \$19,501 3 BR/2 BA \$527	\$0 \$0.00 \$0 0.00% \$21,250 \$0.57 \$350 2.18% \$25,090 \$678 \$678 \$14,380 \$0.39 \$300 1.47% \$14,380 \$0.42 \$300 1.62% \$3,000 \$0.03 \$200 0.12% \$1,200 \$0.03 \$200 0.12% \$34,380 \$0.00 \$900 \$900 \$34,380 \$0.00 \$900 \$12% \$34,380 \$0.00 \$900 \$12% \$33,959 \$0.11 \$107 0.41% \$1,500 \$0.04 \$41 0.15% \$1,500 \$0.04 \$41 0.15% \$1,500 \$0.19 \$188 \$188 \$19,501 3 BR/2 BA \$527	\$0 \$0.00 \$0 0.00% \$21,250 \$0.57 \$350 2.18% \$25,090 \$678 2.57% \$14,380 \$0.39 \$300 1.47% \$14,380 \$0.42 \$300 1.62% \$15,800 \$0.03 \$200 0.12% \$1,200 \$0.03 \$200 0.12% \$33,959 \$0.00 \$990 3.53% \$3,959 \$0.11 \$107 0.41% \$1,500 \$0.04 \$41 0.15% \$1,500 \$0.04 \$41 0.15% \$1,500 \$0.04 \$41 0.15% \$1,500 \$0.04 \$41 0.15% \$1,500 \$0.04 \$41 0.15% \$1,500 \$0.04 \$41 0.15% \$1,500 \$0.19 \$188 0.71% \$19,501 \$18/2 BA \$527 2.00%