15 HALLOCK STREET

			Annual Property Operating Data								
Purpose	SALE						04				
Name	· · · · · · · · · · · · · · · · · · ·	Street Partr	ners				Du	to. Zo Aprii Zo	0-1		
Location							Pri	ce.			
Location 15 Hallock Street, Amherst, MA Type of Property 4 Family Apartment Building, Commercial Z						ial Zoned		ans:			
	Appraised V	Jartinent Buil	unig, comin	CIC	iai Zoneu		uity				
Land	Appraiseu v	aiues					Εqι	uity			
							F:				
Improven							FIN	ancing			
Personal Total	Property					Balance		Payment	Period	Interest %	Term
				Existing							
Adjusted B	asis as of:			1st							
				2nd							
				3rd							
				Potential							
				1st 2nd							
				%	E	Expenses		Income			Comments
GROSS S	CHEDULED	RENTAL IN	COME				\$	41,580.00			
Plus Other Income							Ė		Apt. 1	\$ 995.00	
	ROSS INCO	ME					\$	41,580.00	Apt. 2	\$ 775.00	
							Ť	,555.00	Apt. 3	\$ 720.00	
Less: Vacancy & Credit Losses GROSS OPERATING INCOME							\$	41.580.00	Apt. 4	\$ 975.00	
	erating Expe						φ	+1,500.00	<i>Α</i> μι. 4	ψ 9/3.00	
Less. Ope					Φ	275.00				Φ O 46E 00	
	Accounting		D		\$	375.00				\$ 3,465.00	
		, Licenses &	& Permits		_						
	Credit Rep				\$	57.25					
	Property In				\$	1,401.00					
		anagement									
	Payroll - Re	esident Man	agement								
	Other										
	Taxes-W	orkman's Co	ompensation								
		roperty Taxe									
			50	2004	\$	4,871.00					
	Real Estate Taxes Repairs & Maintenance			2004	\$	875.85					
		Elevator	,		Φ	675.65					
	Services:										
		Janitorial									
		Lawn									
		Plowing									
		Rubbish			\$	604.50					
		Other					L				
	Supplies										
	Utilities:	Electricity			\$	537.84					
		Oil			\$	2,934.07					
		Sewer & W	ater		\$	577.66					
		Telephone			T .	2.7.00					
		Other									
	Miscellane										
	wiiscellarie	Reserve		-							
TOTAL 05					*	10.004.17					
TOTAL OPERATING EXPENSES					Ъ	12,234.17	*	00 0 15 00			
NET OPERATING INCOME							\$	29,345.83			
Less: Total Annual Debt Service*					\$	-					
CASH FLOW BEFORE TAXES							\$	29,345.83			
Note: Expe	nses: actua	l as reported	d to IRS								