

# 197 Thomas Johnson Drive Income and Expense Frederick, Maryland

<b>INCOME</b>						<b>EXPENSES</b>		
Unit	Tenant	SF	Price SF	Monthly Rent	Annual Rent			
<b>Unit 1</b>	Frederick Surgical Center	6500	\$28.78	\$15,590	\$187,083	Landscaping/Snow removal		\$8,000
<b>Unit 2</b>	Baker Rehab Group	1800	\$18.00	\$2,700	\$32,400	Insurance		\$2,500
<b>Unit 3</b>	Baker Rehab Group	1,475	\$16.00	\$1,967	\$23,600	Utilities water/sewer		\$1,000
	<b>Total SF:</b>	<b>9,775</b>				Property Tax		\$18,071
						Maintenance (estimate)		\$5,000
	Projected Monthly Income:			<b>\$20,257</b>				
	Projected Yearly Income				<b>\$243,083</b>	Estimated Yearly Expenses:		<b>\$34,571</b>

All information has been obtained from reliable sources but should be verified prior to making any investment decision.