

**EAGLES EAST**

1945-1965 HWY 42 MCDONOUGH

Stabilized Income & Expenses YEAR 2005

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Annual Gross Income	(18,000 SF)	\$121,063.96
Plus: Tenant Reimbursements Common Area Maintenance	\$36,096.	
	<u>\$36,096</u>	<u>\$36,096.00</u>
 Total Annual Gross Income		 \$157,159.96
 Less: Operating Expenses		
Management	\$3,928	
Real Estate Taxes	\$20,721	
Insurance	\$2,020	
Common Area Maintenance		
Common Power	\$2,800	
Water	\$2,287	
Landscaping	\$3,600	
Dumpster	\$740	
Total Operating Expenses	\$36,096	<u>(\$36,096.00)</u>
 Annual Net Operating Income		 \$121,063.96