

Cap Rate

(Net Operating Income/Market Value x 100)

8204 Houston Court, Takoma Park, MD 20912

Sales Price: \$395,000

Net Operating Income

2008 Rent Roll Income (\$45,930) Minus 2008 Expenses (\$19,633) = \$26,297

Cap Rate: 6.66%

8206 Houston Court, Takoma Park, MD 20912

Sales Price: \$395,000

Net Operating Income

2008 Rent Roll Income (\$48,098) Minus 2008 Expenses (\$21,671) = \$26,427

Cap Rate: 6.69%

8204 Houston Court Rent Roll: 1/13/09

Unit #	# Bdrm	# Baths	Current/ Final Rent	Current Tenant	Date of Next Increase
B	1	1	\$539 (+ \$35/month AC fee in 4 summer months)	Augustus	7/09
1	2	1	\$862	Lyman	10/09
2	2	1	\$1096	Chambers	10/09
3	1	1	\$652	Sales	10/09
4	1	1	\$666	Mason	8/09
		Application Fees	\$30/ year		
Total Annual Gross Income: \$45,903 (+ late fees)					

2008 Expenses for 8204 Houston Court

Taxes	\$	4,688
Insurance		4,265
Utilities:		
PEPCO		1748
WGL		5372
WSSC		1463
Refuse		460
Licenses, permits (City of Takoma Park)		250
Payroll expenses		0 *
Other Professional Fees		
Maintenance/Repairs		1047
Stormwater Management		82
Advertising		0
Legal Fees		258
TOTAL	\$	19,633

8206 Houston Court Rent Roll: 1/13/09

Unit #	# Bdrm	# Baths	Current/ Final Rent	Current Tenant	Date of Next Increase
B	1	1	\$564 (+ \$35/month AC fee in 4 summer months)	Bertrand	10/09
1	2	1	\$904	Fadare	8/09
2	2	1	\$1030	Charles	8/09
3	1	1	\$669	Davidson	7/09
4	1	1	\$677	Hernandez	8/09
		Laundry Income	\$150/ month		
		Application Fees	\$30/ year		
Total Annual Gross Income: \$48,098 (+ late fees)					

2008 Expenses for 8206 Houston Court

Taxes	\$	5,234
Insurance		4,265
Utilities:		
PEPCO		1581
WGL		5473
WSSC		3798
Refuse		470
Licenses, permits (City of Takoma Park)		278
Payroll expenses		277 *
Other Professional Fees		14
Maintenance/Repairs		211
Stormwater Management		70
Advertising		0
TOTAL	\$	21,671



Utility Cost and Usage History Form
For use in Montgomery County, MD

Address 8204 Houston Cr

Takoma Park, MD 20912

Month	Year		Electric	Gas	Heating Oil
Jan	08	Total Cost:	196	719	
		Total Usage:	1344	464	
Feb	08	Total Cost:	193	825	
		Total Usage:	1294	535	
Mar	08	Total Cost:	168	840	
		Total Usage:	1114	522	
Apr	08	Total Cost:	80	716	
		Total Usage:	492	455	
May	08	Total Cost:	63	461	
		Total Usage:	358	251	
June	08	Total Cost:	75	198	
		Total Usage:	365	83	
July	08	Total Cost:	100	191	
		Total Usage:	473	69	
Aug	08	Total Cost:	95	172	
		Total Usage:	438	70	
Sept	08	Total Cost:	84	140	
		Total Usage:	376	58	
Oct	08	Total Cost:	68	139	
		Total Usage:	301	58	
Nov	08	Total Cost:	225	279	
		Total Usage:	1340 1340	159	
Dec	08	Total Cost:	407	689	
		Total Usage:	2492	396	
		Total Cost:			
		Total Usage:			
		Total Cost:			
		Total Usage:			
		Total Cost:			
		Total Usage:			

Seller/Owner X Theresa del Toro
(Indicate if sole owner) Mapalad Development

Date 1/18/09

Seller/Owner Remedios R. Degracia

Date 01/18/09

©2008, The Greater Capital Area Association of REALTORS®, Inc.
This recommended form is the property of The Greater Capital Area Association of REALTORS®, Inc. and is for use by members only.
Previous editions of this form should be destroyed.



LF578

GCAAR # 932 - Utility Bills



1/2009



Utility Cost and Usage History Form

For use in Montgomery County, MD

Address 8206 Houston Crt

Takoma Park, MD 20912

Month	Year		Electric	Gas	Heating Oil
Jan	08	Total Cost:	223	729	
		Total Usage:	1610	471	
Feb	08	Total Cost:	187	854	
		Total Usage:	1250	557	
Mar	08	Total Cost:	183	802	
		Total Usage:	1220	496	
Apr	08	Total Cost:	118	653	
		Total Usage:	770	402	
May	08	Total Cost:	86	416	
		Total Usage:	520	224	
June	08	Total Cost:	84	338	
		Total Usage:	420	161	
July	08	Total Cost:	90	210	
		Total Usage:	420	79	
Aug	08	Total Cost:	82	176	
		Total Usage:	370	73	
Sept	08	Total Cost:	80	175	
		Total Usage:	360	80	
Oct	08	Total Cost:	74	186	
		Total Usage:	330	83	
Nov.	08	Total Cost:	136	275	
		Total Usage:	780	154	
Dec.	08	Total Cost:	222	657	
		Total Usage:	1320	375	
		Total Cost:			
		Total Usage:			
		Total Cost:			
		Total Usage:			
		Total Cost:			
		Total Usage:			

Seller/Owner X Theresa del...
 (Indicate if sole owner) Mapalad Development

Date 1/18/09

Seller/Owner X Remedios B. De...

Date 01/18/08

© 2008, The Greater Capital Area Association of REALTORS®, Inc.
 This recommended form is the property of The Greater Capital Area Association of REALTORS®, Inc. and is for use by members only.
 Previous editions of this form should be destroyed.

