
834 GRANT STREET INCOME:

	BD + BTH	CURRENT	M.A.R. (MAXIMUM ALLOWABLE RENTS - SEPTEMBER 2004)
UNIT #1	2 + 1 3/4	\$1,630	\$1,661 NOTICE NOT YET GIVEN *
UNIT #2	1 + 1	\$1,250	\$1,300 VACANT 8/1/04 - CAN TAKE TO MARKET RENT - SELLER HAS TENANT FOR 9/1/04 @ \$1,300
UNIT #3	1 + 1	\$1,250	\$1,266 NOTICE GIVEN FOR \$1,266
UNIT #4	2 + 1 3/4	\$1,650	\$1,700 NOTICE GIVEN FOR \$1,670 *
UNIT #5	1 + 1	\$1,250	\$1,250 N/E 11/03
UNIT #6	1 + 1	\$1,300	\$1,300 N/E 04/04

* OWNER MAY GIVE 30 DAY NOTICE AND RAISE #1 & #4 TO M.A.R. AT ANYTIME

** OWNER MAY POSSIBLY INCREASE RENTS SOME TO COVER TAXES (CHECK W/RENT CONTROL)

MONTHLY TOTAL	\$8,477
	X 12
ANNUAL TOTAL	\$101,724

5 GARAGES	\$750	RENTED FOR STORAGE @ \$150/GARAGE - CURRENTLY ONE GARAGE VACANT
	X 12	
ANNUAL TOTAL	\$9,000	

AS OF 9/04	ANNUAL	\$110,724
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ANNUAL EXPENSES (2003):

TAXES	\$5,049
INSURANCE	\$1,280
ELECTRIC	\$450
WATER	\$3,207
GAS	\$1,621 (INCLUDES HOT WATER FOR COMPLEX)
TRASH	W/WATER
GARDNER	\$1,000
REPAIRS/MAINTENANCE	\$3,000
MANAGER	\$0
TOTAL	\$15,607

TENANT PAYS:

SM RENT CONTROL	\$11/UNIT/MONTH
ELECTRIC	
GAS EXCEPT HOT WATER	
