

## R W REAL ESTATE, LLC

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The following is a standard investment approach to holding and renting property:

Est. Annual Rent@ \$850.00 month = \$10,200 GOI (gross operating income)

Vacancy 10%(min.) \$1,020

Real estate fees 10% \$1,020

Est. maintenance (very good cond.) \$ 250

Taxes \$1,795

Insurance (est) \$ 500

Mort. EST. \$773month \$9,276

**-\$13,861 NOE** (net operating expense)

-\$ 3,661 Est. Annual Loss

Projected hold period for market recovery is ten years:

X 10 yrs.

**-36,610** Projected loss over ten years  
(if no major loss occurs)

This is always a tough choice. Empty, it cost  $x$  over an undetermined period; rented it cost  $y$  over an undetermined period. In the majority of cases, it is the correct decision to take a financial hit up front, fix your loss and be done with it. I will be glad to assist in whatever direction you choose.