

RENT ROLL

<u>UNIT</u>	<u>TENANT</u>	<u>USE</u>	<u>AREA(SF)</u>	<u>% OF</u>	<u>RENT/MO</u>	<u>PRO FORMA</u>	<u>PSF</u>	<u>ANNUAL</u>	<u>PRO FORMA</u>	<u>BASIS</u>	<u>START</u>	<u>EXPIRE</u>	<u>OPTION</u>
2503	Tailgate Bar	RET	1350	41.40%	\$ 3,628	\$ 3,628	\$ 2.69	\$ 43,536	\$ 43,536	MG	May-14	Oct-26	1(5) YRS
1709 #1	1BD/1BA	APT	383	11.70%	\$ 2,050	\$ 2,100	\$ 5.35	\$ 24,600	\$ 25,200	MG	Jun-23	6/1/2024-MTM	
1710 #2	1BD/1BA	APT	383	11.70%	\$ 1,775	\$ 2,100	\$ 4.63	\$ 21,300	\$ 25,200	MG	May-13	MTM	
1711 #3	1BD/1BA	APT	383	11.70%	\$ 2,050	\$ 2,100	\$ 5.35	\$ 24,600	\$ 25,200	MG	May-23	5/1/24-MTM	
1712 #4	1BD/1BA	APT	383	11.70%	\$ 1,670	\$ 2,100	\$ 4.36	\$ 20,040	\$ 25,200	MG	Jul-22	MTM	
1713 #5	1BD/1BA	APT	383	11.70%	\$ 1,270	\$ 2,100	\$ 3.32	\$ 15,240	\$ 25,200	MG	May-13	MTM	

Total

\$ 149,316 \$ 169,536

Note: Apt 2,4,and 5 schedule rent amount starting 6/1/2024

Current as of 6/1/2024**Proforma**

Sales Price	\$ 1,899,000	Sales Price	\$ 1,899,000
Gross Rent	\$ 149,316	Gross Rent	\$ 169,536
Expenses		Expenses	
Property Tax	\$ 22,788	Property Tax	\$ 22,788
Property Ins	\$ 4,595	Property Ins	\$ 4,595
Water	\$ 1,500	Water	\$ 1,500
Landscaping	\$ 900	Landscaping	\$ 900
Repairs	\$ 1,000	Repairs	\$ 1,000
Total	\$ 30,783	Total	\$ 30,783
Net Income	\$ 118,533	Net Income	\$ 138,753

Cap Rate**6.24%****Cap Rate****7.31%**