

Current Rent Roll					Scheduled Rental Increase for 2024		
Unit	Bed	Bath	Furnished	Actual Rent	Balcony	Rental Increase	Month Increase
1	3	2	NO	\$3,100		\$3,200	Feb
2	1	1	NO	\$1,892	Balcony Front	\$2,034	March
3	3	2	NO	\$3,200	Balcony Front	\$3,300	Feb
4	2	2	NO	\$2,400		\$2,500	Feb
5	1	1	NO	\$1,892		\$2,034	March
6	2	2	NO	\$2,375	Balcony Center	\$2,500	Feb
7	2	2	NO	\$2,375	Balcony Center	\$2,500	Feb
8	1	1	NO	\$1,900		\$2,000	Oct
9	2	2	NO	\$2,400		\$2,500	Dec
10	2	2	NO	\$2,500	Balcony Back	\$2,550	May
11	1	1	NO	\$2,100	Balcony Back	\$2,175	Dec
12	2	2	NO	\$2,690		\$2,690	June
13	3	2	NO	\$2,925	Balcony Front	\$3,100	Feb
14	1	1	NO	\$2,007	Balcony Front	\$2,100	March
15	3	2	NO	\$2,910		\$3,150	Feb
16	2	2	NO	\$2,320		\$2,400	Feb
17	1	1	NO	\$2,035		\$2,100	Dec
18	2	2	NO	\$2,500	Balcony Center	\$2,600	Feb
19	2	2	NO	\$2,450	Balcony Center	\$2,550	Feb
20	1	1	NO	\$2,100		\$2,150	Dec
21	2	2	NO	\$2,320		\$2,450	June
22	2	2	NO	\$2,500	Balcony Back	\$2,550	Feb
23	1	1	NO	\$1,900	Balcony Back	\$2,000	July
24	2	2	NO	\$2,484		\$2,550	March
25	1	1	NO	\$1,950		\$2,050	April
Monthly Rental Income				\$59,225		\$61,773	
Total Gross Annual Income				\$710,700		\$741,276	

Parking Income (42 Spaces)	
#3	\$50
#13	\$100
#15	\$50
#18	\$50
#23	\$50
Neighbor (2 Cars)	\$100
Annual	\$4,800
Storage	
#18	\$350.00
Annual	\$4,200.00
Laundry Room	
4 Wash and 4 Dryers	
Annual	\$18,000

Expenses	
Trash	\$6,000
Water & Power Common Area	\$24,000
Insurance	\$3,976
Maintenance	\$6,000
Management	\$0
Taxes (Current)	\$29,551
Total Annual Expenses	\$69,527
Total Annual Expenses Post Sale	\$208,726

Cap Rates				
Sale Price	Tax @1.25%	Total Expe	Net Annual Income	Cap Rate
\$13,499,000	\$168,750	\$208,726	\$559,550	4.10%
\$13,499,000	\$168,750	\$208,726	\$528,974	3.90%
*Pro Forma w/increased rents in 2024				