

1. Rental Unit Income **135 Cook St. Redlands (4-Plex)**

	<u>Income</u>	<u>Sq. Ft.</u>	<u>Vacancy</u>
Unit 1	\$1,402	1,056	Vacant 11/2024
Unit 2	\$1,400	1,056	Occupied
Unit 3	\$2,100	1,056	Vacant 12/2024
Unit 4	\$1,800	1,056	Vacant 12/2024

When all units occupied Total actual monthly rent: **\$6,702**

Current rents on remodeled units are going for **\$2,200-\$2,300**

Rental comps from 4plex unit: **1126 Cero Ct. Redlands**

2. Utility Expenses Paid by Landlord

	<u>Monthly</u>	<u>Yearly</u>
Trash/Water for grass	\$360	\$4,320
Gardener	\$200	\$2,400
Electric Laundry Room	\$41	\$492
Gas for Laundry	\$87	\$1,044
Insurance	\$243.91	\$2,927

5 electrical meters & 5 gas meters, 1 for each unit and 1 for the laundry room which seller pays

Laundry Income: **\$0 (free to all tenants)**

Gross Income: **\$80,424**

Operating expenses: **\$11,183**

Net Operating Income: **\$69,241**

3. Utilities Paid by Tenant: Gas, electric, water/sewer & Cable