

INCOME ANALYSIS

Summary

Purchase Price	5,995,000
No. Units	12
Building Size	11,603
Total Lot Size	13,939
Price/SF	516.67
Year Built	2001

	Current Rent	Avg Market Rent
CAP RATE	4.29	5.26
GRM	16.20	13.87



Rental Information

Bed/Bath	Unit	CURRENT AVERAGE MONTHLY RENT	MARKET MONTHLY INCOME
(12) 2 BD/2 BA	12	2,570	3,000

SCHEDULED MONTHLY INCOME

Annual Property Operating Data

ESTIMATED CURRENT ANNUAL EXPENSES

Taxes (est.) 1.05	62,947
Electricity (house meter)	4,392
Trash (est.)	3,972
Landscape Maintenance	3,360
Property Management	11,100
Repairs/Maintenance	3,696
Reserves	3,696
Pest Control	1,176
Insurance	6,900
Elevator	4,620
Water	8,400
Total Expenses	114,259

	CURRENT INCOME	AVERAGE MARKET INCOME
Scheduled Gross Income	370,059	432,000
Gross Operating Income	370,059	432,000
Vacancy Reserve	3,700	4,320
Effective Gross Income	366,359	427,680
Expenses	114,259	114,259
NET OPERATING INCOME	252,100	313,421

The information provided here has been obtained by the owner of the property or from other sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it.