

1. Rental Unit Income **1070-1080 Rosalia Ave. Hemet DUPLEX**

	<u>Income</u>	<u>Sq. Ft.</u>	<u>Vacancy</u>
Unit 1- 1080	\$1,250	1,118	Occupied
Unit 2- 1070	\$1,355	1,118	Occupied

Total actual monthly rent = **\$2,605**

*Current rents on similar units are **\$1,800 - \$2,100***

Rental comps from **848 W Whittier Ave, Hemet, CA**

2. Utility Expenses Paid by Landlord

	<u>Monthly</u>	<u>Yearly</u>
Water/Sewer	\$282	\$3,384
Gardener	\$100	\$1,200
Insurance	\$74.83	\$898
Trash	\$69.33	\$832

Gross Income: \$31,260

Operating expense: \$6,314

Net Operating Income: \$24,946

3. Utilities Paid By Tenant

- a. Gas, cable & electric