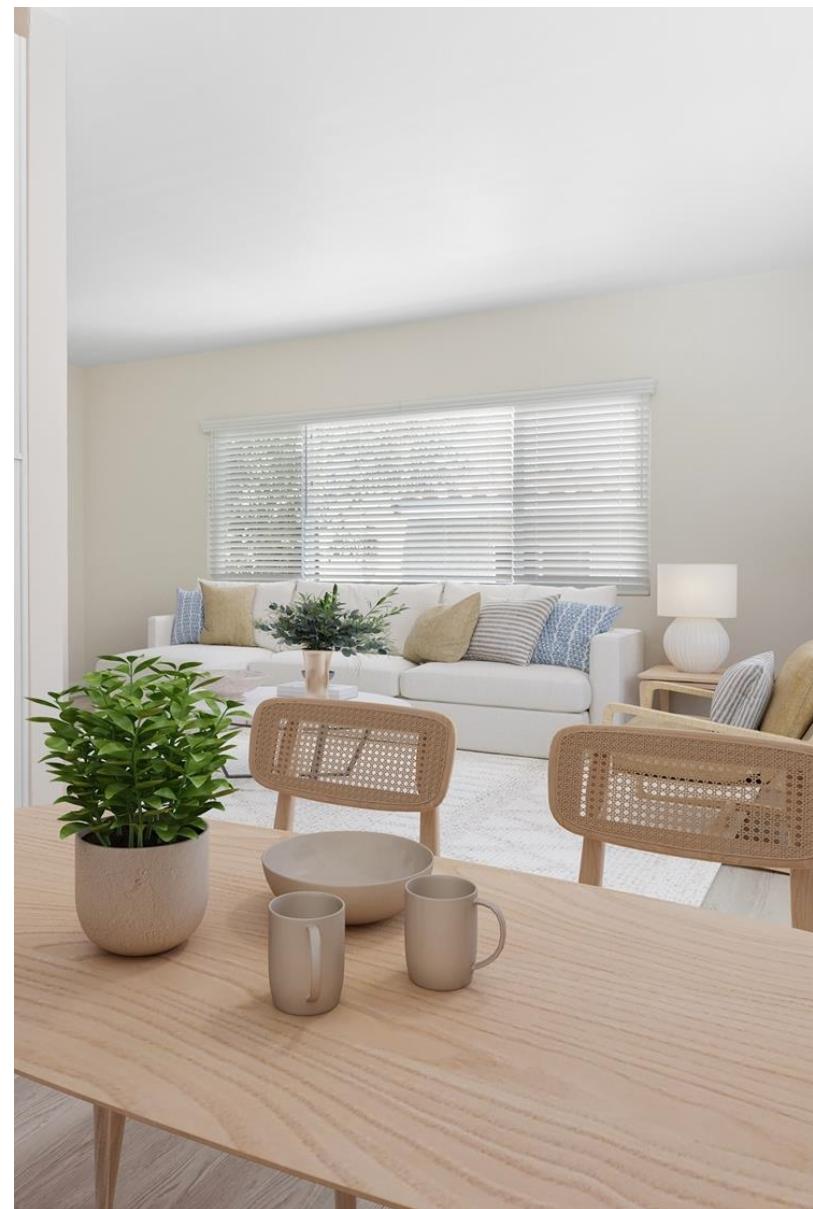


## PROPERTY FEATURES

NUMBER OF UNITS	9
BUILDING SF	6,402
LAND SF	6,996
LAND ACRES	0.16
YEAR BUILT	1960
# OF PARCELS	1
ZONING TYPE	R3
BUILDING CLASS	D
TOPOGRAPHY	Level
LOCATION CLASS	Urban
NUMBER OF STORIES	Two
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	9
WASHER/DRYER	Shared

## UTILITIES

WATER	Landlord
TRASH	Landlord
GAS	Tenant
ELECTRIC	Tenant







# 1433 BROCKTON

04 **Rent Roll**  
Rent Roll

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date	Lease End	Notes
7	1 bd + 1 ba	630			\$2,500.00			*Vacant
8	3 bd + 2 ba	1,095	\$2.78	\$3,044.00	\$3,800.00	04/01/2010		
6	1 bd + 1 ba	630	\$2.88	\$1,813.00	\$2,500.00	03/01/2013		
5	2 bd + 1 ba	841	\$3.27	\$2,750.00	\$2,900.00	08/23/2025	08/31/2026	
1	2 bd + 1 ba	980	\$2.76	\$2,700.00	\$2,900.00	02/01/2025	01/31/2026	
2	1 bd + 1 ba	630	\$2.94	\$1,851.00	\$2,500.00	06/01/2011		
3	1 bd + 1 ba	630	\$3.78	\$2,379.00	\$2,500.00	11/15/2022		
4	1 bd + 1 ba	630			\$2,500.00			*Vacant
9	Studio + 1 ba	321	\$4.52	\$1,450.00	\$1,500.00	02/12/2025	02/28/2026	*Delinquent
<b>Totals / Averages</b>		<b>6,387</b>	<b>\$3.27</b>	<b>\$15,987.00</b>	<b>\$23,600.00</b>			

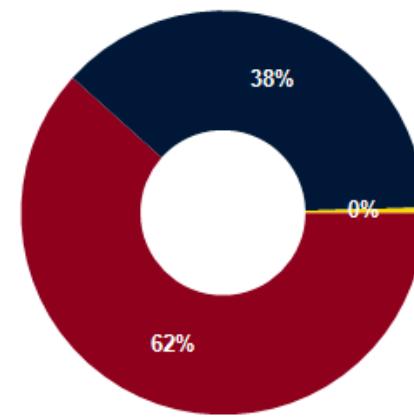


# 1433 BROCKTON

## 05 Financial Analysis

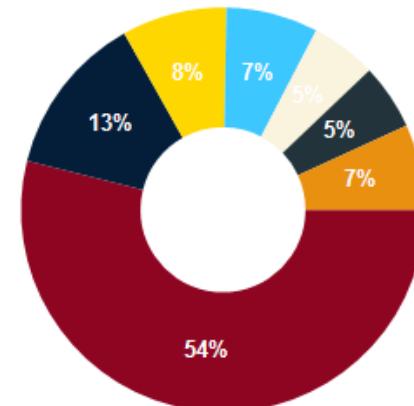
- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis

INCOME	CURRENT	PRO FORMA
Gross Potential Rent	\$251,844	99.0%
Other Income	\$2,500	1.0%
<b>Gross Potential Income</b>	<b>\$254,344</b>	<b>\$285,700</b>
General Vacancy	-3.00%	-3.00%
<b>Effective Gross Income</b>	<b>\$246,789</b>	<b>\$277,204</b>
Less Expenses	\$94,074	38.11%
<b>Net Operating Income</b>	<b>\$152,714</b>	<b>\$181,609</b>



- Net Operating Income
- Total Operating Expense
- Reserves

EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$51,235	\$5,693	\$51,235	\$5,693
Insurance	\$2,500	\$278	\$2,500	\$278
Management Fee	\$12,339	\$1,371	\$13,860	\$1,540
Repairs & Maintenance	\$7,000	\$778	\$7,000	\$778
Water / Sewer	\$5,000	\$556	\$5,000	\$556
Landscaping	\$1,500	\$167	\$1,500	\$167
Administration	\$1,500	\$167	\$1,500	\$167
Utilities	\$5,000	\$556	\$5,000	\$556
Trash Removal	\$8,000	\$889	\$8,000	\$889
<b>Total Operating Expense</b>	<b>\$94,074</b>	<b>\$10,453</b>	<b>\$95,595</b>	<b>\$10,622</b>
Reserves	\$1,000	\$111	\$500	\$56
Expense / SF	\$14.69		\$14.93	
% of EGI	38.11%		34.48%	



- Real Estate Taxes
- Management Fee
- Trash Removal
- Repairs & Maintenance
- Water / Sewer
- Utilities
- Other

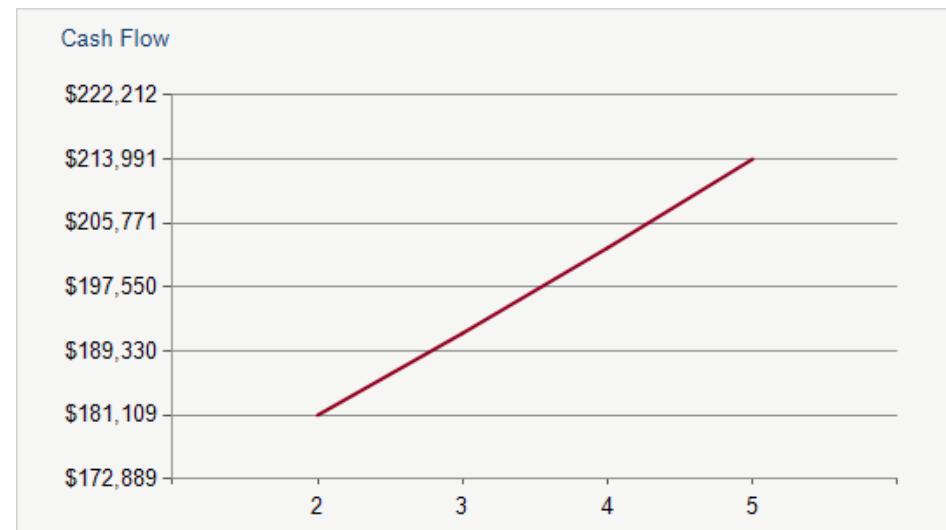
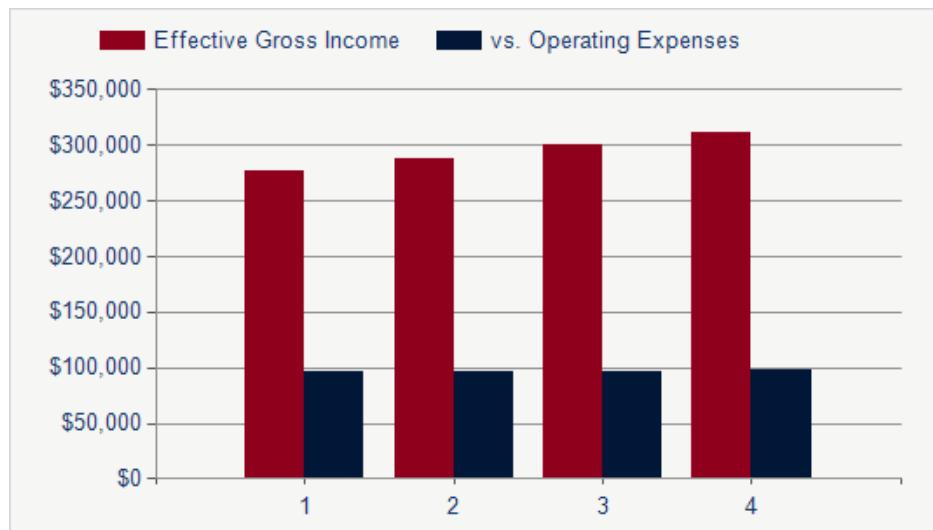
## GLOBAL

Offering Price	\$4,315,000
Analysis Period	5 year(s)
Consumer Price Index	3.00%
Millage Rate (not a growth rate)	1.19000%
Exit Cap Rate	3.50%

## INCOME - Growth Rates

Gross Potential Rent	4.00%
Other Income	4.00%

Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5
<b>Gross Revenue</b>					
Gross Rental Income	\$251,844	\$283,200	\$294,528	\$306,309	\$318,561
Other Income	\$2,500	\$2,500	\$2,600	\$2,704	\$2,812
<b>Gross Potential Income</b>	<b>\$254,344</b>	<b>\$285,700</b>	<b>\$297,128</b>	<b>\$309,013</b>	<b>\$321,374</b>
General Vacancy	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%
<b>Effective Gross Income</b>	<b>\$246,789</b>	<b>\$277,204</b>	<b>\$288,292</b>	<b>\$299,824</b>	<b>\$311,817</b>
<b>Operating Expenses</b>					
Real Estate Taxes	\$51,235	\$51,235	\$51,235	\$51,235	\$51,235
Insurance	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Management Fee	\$12,339	\$13,860	\$14,415	\$14,991	\$15,591
Repairs & Maintenance	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
Water / Sewer	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Landscaping	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Administration	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Utilities	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Trash Removal	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
<b>Total Operating Expense</b>	<b>\$94,074</b>	<b>\$95,595</b>	<b>\$96,150</b>	<b>\$96,726</b>	<b>\$97,326</b>
<b>Net Operating Income</b>	<b>\$152,714</b>	<b>\$181,609</b>	<b>\$192,143</b>	<b>\$203,098</b>	<b>\$214,491</b>
<b>Capital Costs</b>					
Reserves	\$1,000	\$500	\$500	\$500	\$500
<b>Total Capital Costs</b>	<b>\$1,000</b>	<b>\$500</b>	<b>\$500</b>	<b>\$500</b>	<b>\$500</b>
<b>Cash Flow</b>	<b>\$151,714</b>	<b>\$181,109</b>	<b>\$191,643</b>	<b>\$202,598</b>	<b>\$213,991</b>



# 1433 BROCKTON

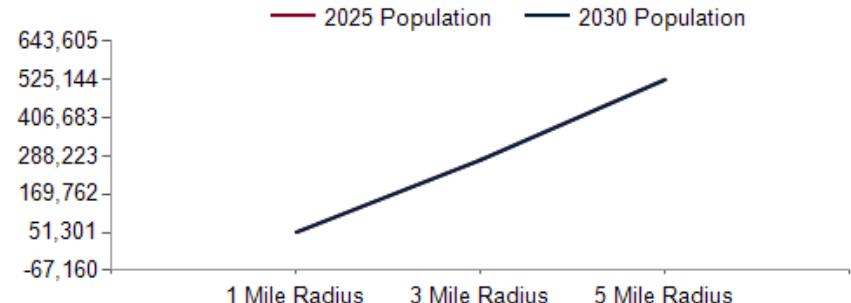
## 06 Demographics

General Demographics  
Race Demographics

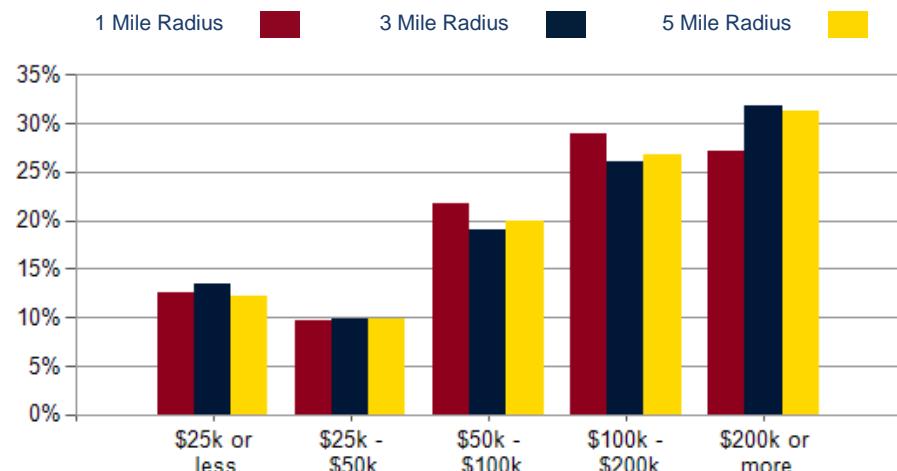


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	45,589	250,873	506,259
2010 Population	46,518	262,565	520,773
2025 Population	51,301	276,026	525,144
2030 Population	51,943	275,574	523,969
2025 African American	1,524	9,657	21,067
2025 American Indian	390	1,515	3,623
2025 Asian	9,091	48,629	79,004
2025 Hispanic	8,960	41,660	93,337
2025 Other Race	4,221	17,857	43,653
2025 White	29,882	166,414	313,851
2025 Multiracial	6,120	31,561	63,131
2025-2030: Population: Growth Rate	1.25%	-0.15%	-0.20%

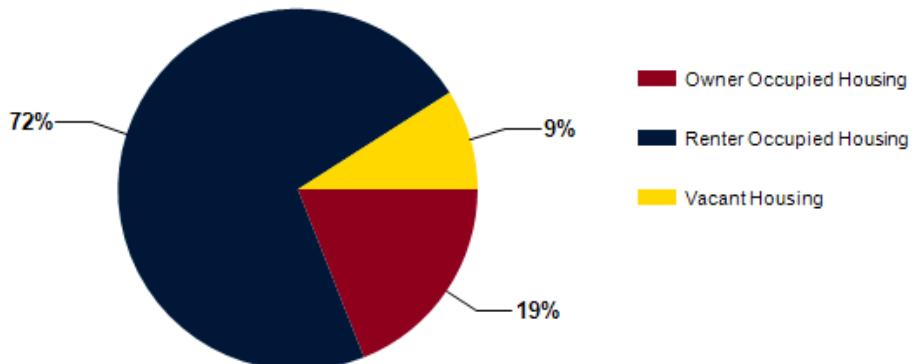
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,146	11,383	19,413
\$15,000-\$24,999	1,267	5,757	10,528
\$25,000-\$34,999	1,093	5,203	10,122
\$35,000-\$49,999	1,562	7,288	14,113
\$50,000-\$74,999	3,153	13,185	25,725
\$75,000-\$99,999	2,781	11,099	23,577
\$100,000-\$149,999	4,245	18,339	37,333
\$150,000-\$199,999	3,658	14,765	28,846
\$200,000 or greater	7,427	40,411	77,034
Median HH Income	\$117,534	\$123,117	\$122,678
Average HH Income	\$170,821	\$196,085	\$194,290



### 2025 Household Income



### 2025 Own vs. Rent - 1 Mile Radius

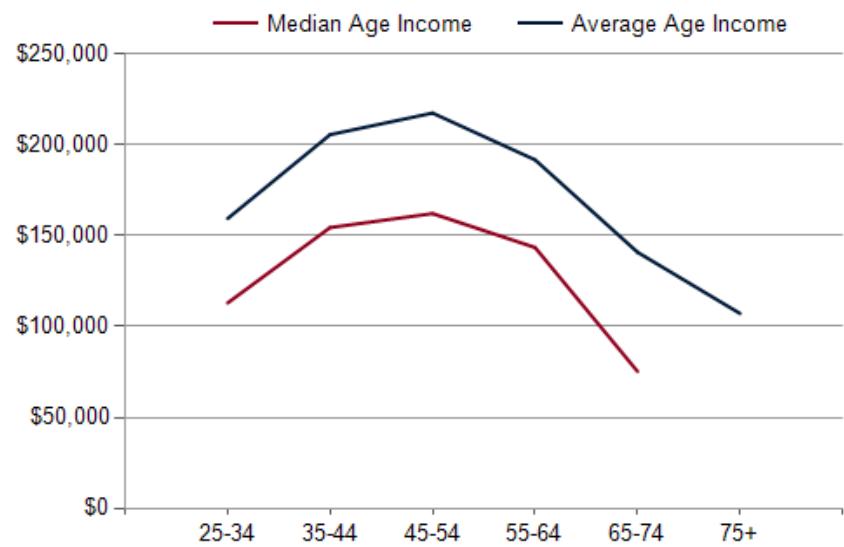
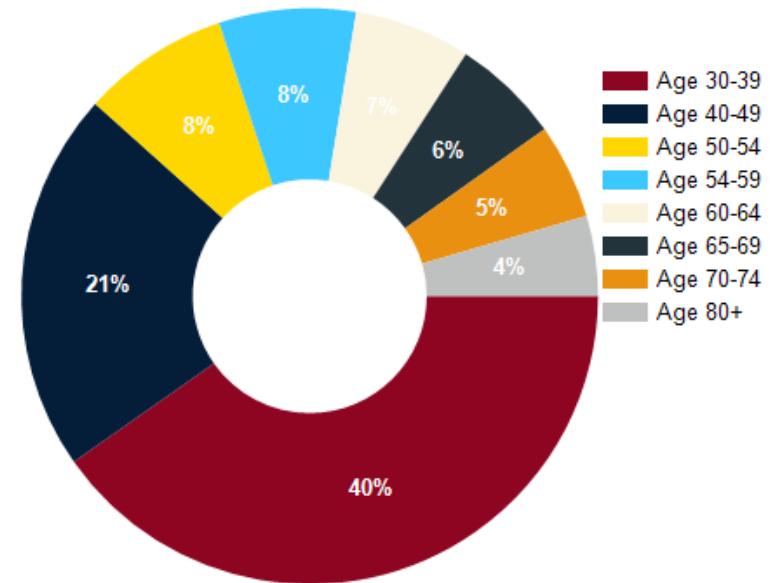


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	7,788	27,863	53,905
2025 Population Age 35-39	5,601	22,463	45,060
2025 Population Age 40-44	4,062	18,746	37,782
2025 Population Age 45-49	3,057	15,505	31,677
2025 Population Age 50-54	2,750	15,285	30,849
2025 Population Age 55-59	2,551	14,633	28,932
2025 Population Age 60-64	2,173	13,257	26,512
2025 Population Age 65-69	2,009	12,297	24,326
2025 Population Age 70-74	1,780	11,425	22,587
2025 Population Age 75-79	1,496	9,904	19,290
2025 Population Age 80-84	949	6,828	13,278
2025 Population Age 85+	987	7,213	13,713
2025 Population Age 18+	45,693	240,732	453,246
2025 Median Age	37	37	39
2030 Median Age	39	38	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$112,941	\$113,346	\$111,985
Average Household Income 25-34	\$159,473	\$170,912	\$167,247
Median Household Income 35-44	\$154,511	\$160,681	\$155,273
Average Household Income 35-44	\$205,676	\$225,733	\$217,842
Median Household Income 45-54	\$162,214	\$187,491	\$178,681
Average Household Income 45-54	\$217,544	\$259,990	\$249,701
Median Household Income 55-64	\$143,555	\$169,173	\$165,519
Average Household Income 55-64	\$191,819	\$241,704	\$237,834
Median Household Income 65-74	\$75,247	\$95,436	\$100,827
Average Household Income 65-74	\$140,935	\$181,227	\$182,867
Average Household Income 75+	\$107,198	\$131,759	\$133,572

Population By Age



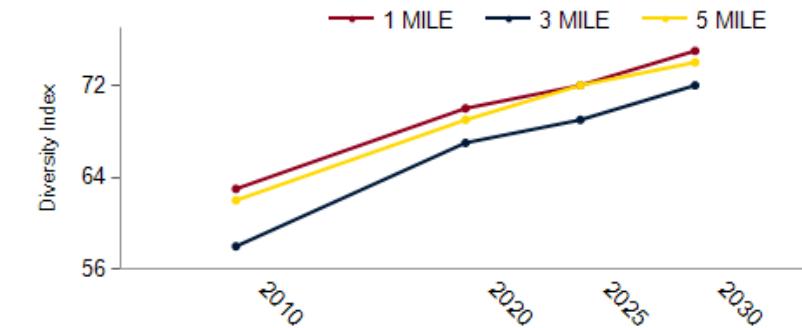
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	75	72	74
Diversity Index (current year)	72	69	72
Diversity Index (2020)	70	67	69
Diversity Index (2010)	63	58	62

#### POPULATION BY RACE



2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	3%	3%	3%
American Indian	1%	0%	1%
Asian	15%	15%	13%
Hispanic	15%	13%	15%
Multiracial	10%	10%	10%
Other Race	7%	6%	7%
White	50%	52%	51%

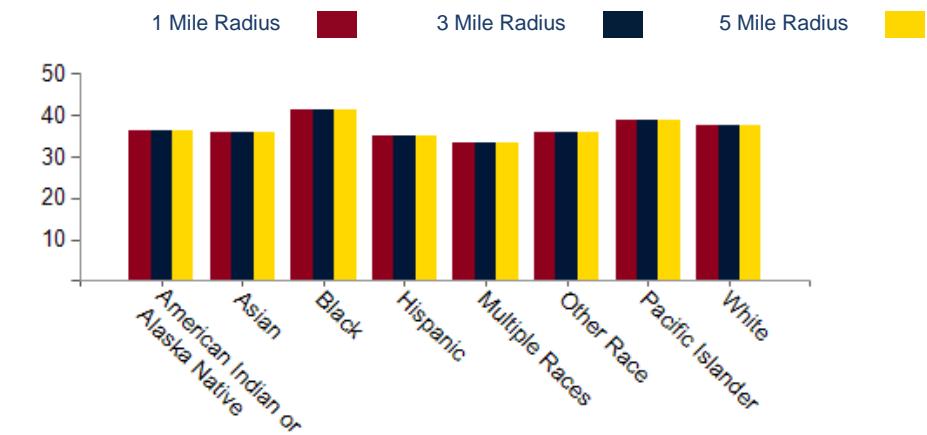
#### POPULATION DIVERSITY



#### 2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	36	37	39
Median Asian Age	36	32	34
Median Black Age	41	36	40
Median Hispanic Age	35	32	34
Median Multiple Races Age	33	32	33
Median Other Race Age	36	33	35
Median Pacific Islander Age	39	35	37
Median White Age	37	41	41

#### 2025 MEDIAN AGE BY RACE



# 1433 Brockton



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