

1. Rental Unit Income **26364 San Jacinto St Hemet (TRIPLEX)**

	<u>Income</u>	<u>Sq. Ft.</u>	<u>Vacancy</u>
Unit 1	\$2,125	1,082	Occupied
Unit 2	\$2,025	1,008	Occupied
Unit 3	\$1,540	512	Vacant 10/2024

Current monthly rents collected = **\$4,150**

If all units are occupied, total monthly rent = **\$5,690**

Current rents on 2 bd/2 bath similar units are **\$2,400**

Rental comps from **40837 Lois Ct Hemet, CA**

2. Utility Expenses Paid by Landlord

	<u>Monthly</u>	<u>Yearly</u>
Water/Sewer	\$207	\$2,484
Gardener	\$300	\$3,600
Insurance	\$243.91	\$2,927
Trash	\$112.24	\$1,346.88

Gross Income: **\$68,280 if all units are occupied)**

Operating expenses: **\$10,357.88**

Net Operating Income: **\$57,922.12**

3. Utilities Paid by Tenant

- a. Gas, cable & electric