

Type	Unit #	Estimate included for unit 2	Lease Expires	Tenant pays	Proposed Rents at current market rate	Proposed Furnished 1-6 mo rental includes all utils
Studio + 2 lofts, 1BA	1	\$1,700	7/31/2025	gas, elec, water, trash	\$ 1,700	\$2,000
1 BR, + loft, 1.5BA	2	\$1,650	n/a	gas, elec, water, trash	\$ 1,650	\$2,000
Studio, 1BA	3	\$1,070	7/31/2025	gas, elec, water, trash	\$ 1,070	\$1,300
2 BR, 1BA	4	\$1,675	6/30/2025	gas, elec, water, trash	\$ 1,825	\$2,400
2 BR, 1BA	5	\$1,575	7/31/2025	gas, elec, water, trash	\$ 1,575	\$2,100
					\$ 7,820	\$9,800 Total Monthly Rent
						\$117,600 Total Annual Rent

Total Monthly Rent '24	\$7,670
Total Annual Rent '24	\$92,040

Expenses	
Estimate 17%	\$15,647
Estimate 20%	\$18,408

NOI	\$76,393	\$ 73,632
CAP rate	5.096%	4.91%

Recent work done at property:
 Complete new sewer line
 Lifetime Designer GAF roof
 Some updated plumbing