

Financial Snapshot & Rent Roll (As-Is)

Prepared for marketing and preliminary underwriting purposes only. Existing residential improvements only.
Tenant information redacted. Buyer to independently verify all information.

Rent Roll (Redacted)

Unit Address	Beds	Baths	Sq Ft	Monthly Rent
12518 Addison St SW	1	1	614	\$1,700
12524 Addison St SW	2	1	832	\$2,000
TOTAL			1,446	\$3,700

Financial Snapshot (Current Operations)

Metric	Detail
Total Monthly Rental Income	\$3,700
Total Annual Gross Rent	\$44,400
Management	Approx. 8% of gross rent
Utilities	Tenant pays electric; owner pays W/S/G
Occupancy	Tenant occupied

Notes: Rents and lease terms provided per seller records as of the date shown. Seller makes no representations regarding future rent growth, renewals, tenant turnover, or continued occupancy. Buyer to independently verify.