

SCHEDULED INCOME

UNIT	BEDS / BATHS	SIZE	CURRENT RENTS	MARKET RENTS
			Monthly Rent / Unit	Montly Rent / Unit
2908 1/2	3 BD + 1 BA	620 SF	\$2,100	\$2,800
2900	2 BD + 1 BA	580 SF	\$890	\$2,400
5501 3/4	3 BD + 1 BA	630 SF	\$1,650	\$2,800
Bonus Unit	0 BD + 1 BA	300 SF	\$0	\$700
5501 (Retail)	3 BD + 1 BA	750 SF	\$0	\$1,700
5505 (SF House)	1 BD + 1 BA	370 SF	\$990	\$2,000

Monthly Scheduled Gross Income:	\$5,630	\$12,400
Parking Income:	\$0	\$0
Total Montly Scheduled Gross Income:	\$5,630	\$12,400
Annual Scheduled Gross Income	\$67,560	\$148,800

ANNUALIZED OPERATING DATA

	CURRENT RENT	MARKET RENT
Scheduled Gross Incom	\$67,560	\$148,800
Less: Vacancy	0%	0%
Gross Operating Income	\$67,560	\$148,800
Less: Expenss	\$16,478.43	\$16,478.43
Net Operating Income	\$51,081.57	\$132,321.57

CAP RATE (ACTUAL)	4.71%
CAP RATE PRO FORMA	12.20%

ESTIMATED OPERATING EXPENSES

	CURRENT RENT	MARKET RENT
Property tax 2025:	\$6,478.43	\$6,478.43
Insurance	\$1,500	\$1,500
Maintanence	\$2,500.00	\$2,500.00
Landscaping	\$0	\$0
Trash	\$3,000	\$3,000
Water	\$3,000	\$3,000
Janitorial	\$0	\$0
Management	\$0	\$0
Accounting	\$0	\$0
TOTAL OP EX:	\$16,478.43	\$16,478.43