

Cash flow and cap rate, actual 2024

	Actual 2024			
Gross rent, actual	\$102,871			
(" " + water)	\$106,552			
Expenses, actual	\$30,495	30%		
Cash flow (rent - expenses)	\$72,376			
Less management fee	-\$7,201	7.0%		
Less other maintenance cost, est.	-\$8,230	8.0%	45%	
Estimated NOI	\$56,946	\$56,946	\$56,946	\$56,946
	0.25%			
Cap rate	5.0%	5.25%	5.50%	5.75%
Value	\$1,138,912	\$1,084,678	\$1,035,374	\$990,358
Value per door	\$189,819	\$180,780	\$172,562	\$165,060

Cash flow and cap rate, proforma				
	Proforma			
Monthly proforma rent	\$1,510			
Monthly proforma rent x 6	\$9,060			
Less vacancy	-\$326	3.6%		
Net proforma rent, monthly	\$8,734			
Annual proforma gross rent	\$104,806			
Proforma gross rent	\$104,806			
(" " + water)	\$108,487			
Expenses, actual	\$30,495	29%		
Cash flow (rent - expenses)	\$74,311			
Less management fee	-\$7,336	7.0%		
Less other maintenance cost, est.	-\$8,384	8.0%	44%	
Estimated NOI	\$58,590	\$58,590	\$58,590	\$58,590
	0.25%			
Cap rate	5.0%	5.25%	5.50%	5.75%
Value	\$1,171,808	\$1,116,008	\$1,065,280	\$1,018,963
Value per door	\$195,301	\$186,001	\$177,547	\$169,827

Cash Flow without Capital Expenses - Year to Date

1/1/2024 through 12/31/2024

12/31/2024

Page 1

Category	1/1/2024- 12/31/2024	OVERALL TOTAL
INFLOWS		
Cash App	0.00	0.00
Interest Inc (Pass thru to K-1)	3.15	3.15
Ren-1910	102,693.00	102,693.00
Applic & Setup Fee	175.00	175.00
TOTAL Ren-1910	102,868.00	102,868.00
TOTAL INFLOWS	102,871.15	102,871.15
OUTFLOWS		
Advertising	686.69	686.69
Cleaning & Maintenance	1,110.21	1,110.21
HVAC Mini-splits	3,309.92	3,309.92
Landscaping	1,554.42	1,554.42
Pest Control	782.64	782.64
TOTAL Cleaning & Maintenance	6,757.19	6,757.19
Fees & Charges		
Bank Fee	130.00	130.00
TOTAL Fees & Charges	130.00	130.00
Insurance	4,502.00	4,502.00
Earthquake	813.00	813.00
TOTAL Insurance	5,315.00	5,315.00
Misc.	0.00	0.00
Other Exp		
Computer	735.61	735.61
Dues	306.46	306.46
E-filing 1099 Forms	23.88	23.88
Postage	78.15	78.15
Rental Comps	411.82	411.82
Screening Fees	10.00	10.00
Software	344.77	344.77
Training	253.28	253.28
TOTAL Other Exp	2,163.97	2,163.97
Repairs	930.23	930.23
Appliances		
Stove	1,697.10	1,697.10
TOTAL Appliances	1,697.10	1,697.10
Turnover	694.21	694.21
TOTAL Repairs	3,321.54	3,321.54
Tax		
Property Tax	8,508.74	8,508.74
Registered Agent	125.00	125.00
TOTAL Tax	8,633.74	8,633.74
Utilities		
Electric-PUD	56.72	56.72
Garbage	2,992.67	2,992.67
Mobile Cell Phones	104.00	104.00
Water & Sewer	4,014.64	4,014.64
WTR Tenant Reimb.	-3,681.40	-3,681.40
TOTAL Water & Sewer	333.24	333.24
TOTAL Utilities	3,486.63	3,486.63

Cash Flow without Capital Expenses - Year to Date
1/1/2024 through 12/31/2024

12/31/2024

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Category	1/1/2024- 12/31/2024	OVERALL TOTAL
TOTAL OUTFLOWS	30,494.76	30,494.76
OVERALL TOTAL	72,376.39	72,376.39



RENTAL PROPERTY ANALYSIS REPORT

1910 NE STAPLETON RD. 1
VANCOUVER WA 98661

This report provides an in-depth comparison of **1910 NE STAPLETON RD. 1 VANCOUVER WA 98661** and other properties in the area. Powered by RentRange®, this report gives you valuable insight for discerning investment property analysis.

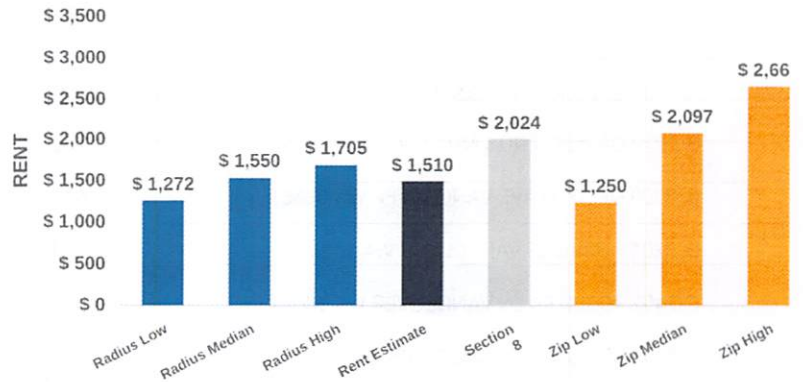
RENTRANGE ESTIMATE
\$ 1510
CONFIDENCE SCORE
88 %

EST PROPERTY VACANCY RATE
3.57 %

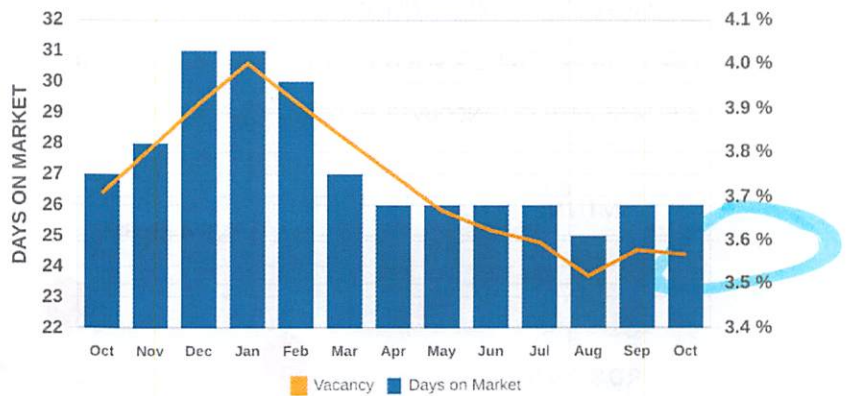
SUBJECT PROPERTY DETAILS		TYPE Multi-Family
		YEAR BUILT 1970
		SQ/FT 780
		SQ/FT LOT 0
		BEDS 2
		BATHS 1.0
		RADIUS SEARCHED 1.1 mi.
	# OF COMPS 30	
	GLA SQ/FT VS COMPS SMALLER THAN 63 %	

Report Date: 12/09/2024 Versions: R34.A3

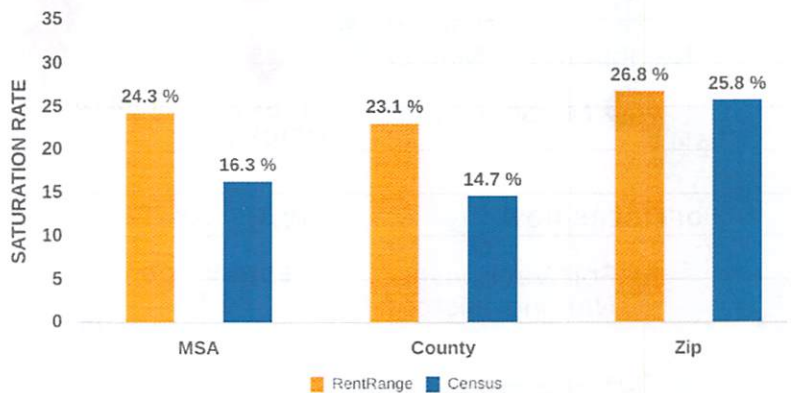
RENTAL BENCHMARKS



DAYS ON MARKET VS VACANCY IN COUNTY



RENTAL SATURATION BENCHMARKS



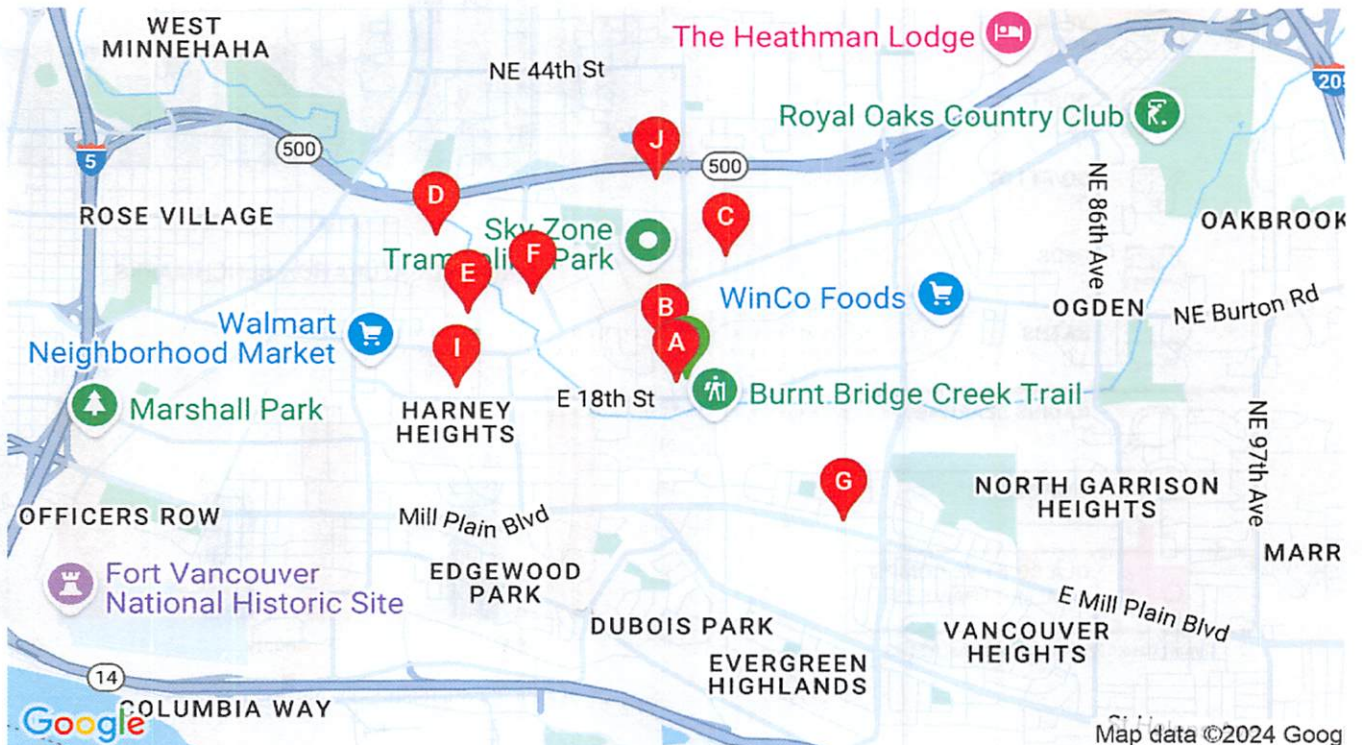
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COMPARABLE FOR-RENT PROPERTIES



1910 NE STAPLETON RD. 1
VANCOUVER WA 98661

	SQ/FT	Bed	Bath	Year Built	Dist	Type	Rent
A: 1907 CARLSON RD VANCOUVER WA 98661	750	2	1	1970	0.04 mi.	Apartment	\$ 1,595
B: 2212 CARLSON RD VANCOUVER WA 98661	780	2	1	1969	0.15 mi.	Apartment	\$ 1,400
C: 3009 NE 57TH AVE VANCOUVER WA 98661	640	2	1	1972	0.5 mi.	Apartment	\$ 1,464
D: 3201 E 33RD ST VANCOUVER WA 98661	700	2	1	1971	1.07 mi.	Apartment	\$ 1,595
E: 2452 ROSSITER LN VANCOUVER WA 98661	1,080	2	1	1972	0.84 mi.	Multi-Family	\$ 1,699
F: 3902 GIBBONS ST VANCOUVER WA 98661	676	2	1	1972	0.66 mi.	Apartment	\$ 1,625
G: 6417 KANSAS ST VANCOUVER WA 98661	900	2	1.5	1966	0.8 mi.	Apartment	\$ 1,550
H: 3906 GIBBONS ST VANCOUVER WA 98661	676	2	1	1965	0.66 mi.	Single Family	\$ 1,525
I: 3418 E 18TH ST VANCOUVER WA 98661	888	2	1	1980	0.84 mi.	Apartment	\$ 1,495
J: 5114 NE 34TH ST VANCOUVER WA 98661	898	2	1	1988	0.78 mi.	Apartment	\$ 1,598

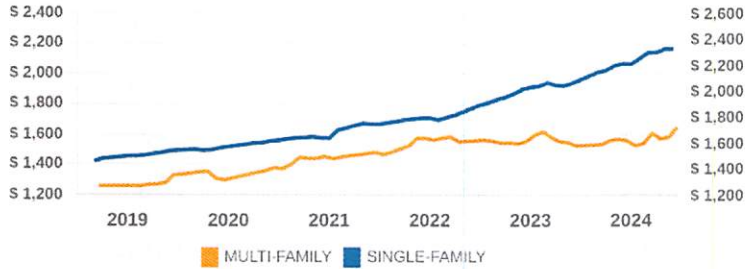


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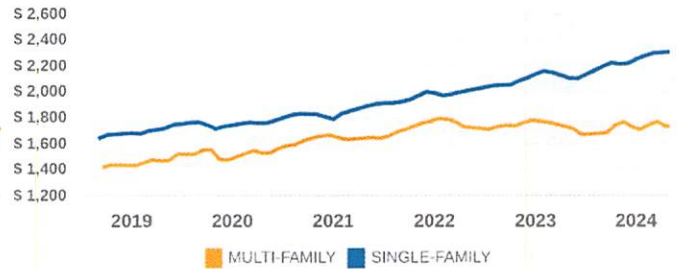
Property Report

VANCOUVER WA 98001

1BD RENTAL TRENDS IN COUNTY



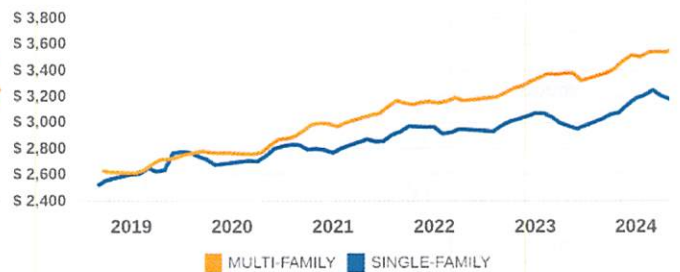
2BD RENTAL TRENDS IN COUNTY



3BD RENTAL TRENDS IN COUNTY



4BD RENTAL TRENDS IN COUNTY



MEDIAN HOUSING RENTAL RATES IN VANCOUVER, WA

TYPE	MEDIAN RENT	SECTION 8	AVG SQFT	\$/SQFT
1BD SINGLE-FAMILY in VANCOUVER	\$ 2,142	\$ 1776	866	\$ 1.2
1BD MULTI-FAMILY in VANCOUVER	\$ 1,575	\$ 1776	840	\$ 1.5
2BD SINGLE-FAMILY in VANCOUVER	\$ 2,307	\$ 2024	1,110	\$ 1.3
2BD MULTI-FAMILY in VANCOUVER	\$ 1,691	\$ 2024	934	\$ 1.52
3BD SINGLE-FAMILY in VANCOUVER	\$ 2,536	\$ 2809	1,571	\$ 1.29
3BD MULTI-FAMILY in VANCOUVER	\$ 2,291	\$ 2809	1,210	\$ 1.43
4BD SINGLE-FAMILY in VANCOUVER	\$ 3,054	\$ 3254	2,278	\$ 1.1
4BD MULTI-FAMILY in VANCOUVER	\$ 3,581	\$ 3254	2,044	\$ 0.94

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GROSS YIELD PERCENTAGES OF 10 NEAREST ZIP CODES

Property Report

98001	0.33 %	\$ 2,399
98663	6.78 %	\$ 2,486
98665	5.56 %	\$ 2,462
98664	5.46 %	\$ 2,545
98662	6.41 %	\$ 2,453
97211	6.66 %	\$ 3,017
97218	7.0 %	\$ 2,944
97217	6.82 %	\$ 2,904
97203	6.93 %	\$ 2,724
98660	5.51 %	\$ 2,771

RENTAL TREND SUMMARY

TYPE	1 MONTH CHANGE	3 MONTH CHANGE	12 MONTH CHANGE
Zip Code 98661	\$ -10 ↓	\$ -35 ↓	\$ -18 ↓
City of VANCOUVER	\$ 9 ↑	\$ 49 ↑	\$ 173 ↑
County of CLARK	\$ -2 ↓	\$ 8 ↑	\$ 180 ↑
State of WA	\$ -4 ↓	\$ 31 ↑	\$ 81 ↑

Data Sources

Rental comparables are collected from a national network of strategic resources that include but are not limited to: rental data aggregators, residential property managers, real estate investment enterprises, real estate technology providers and MLSs. We do not deploy screen-scrapers or bots to acquire protected or copyrighted data from the web. Our information is acquired in accordance with the resources terms of use and/or through licensed data-usage agreements.

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