

**PROPERTY ADDRESS: 222 F Street Needles Ca 92363**

TOTAL (Annually).....\$ 172,320.00  
LESS 3% VACANCY.....\$ 5,169.00  
GROSS OPERATING INCOME.....\$ 167,131.00

**EXPENSES** (Annually)

GAS.....\$ 2,200.00  
MAINTENANCE.....\$ 1,400.00  
ELECTRICITY.....\$ 13,800.00  
WATER/TRASH/SEWER.....\$ 10,800.00  
PROPERTY TAXES.....\$ 17,462.00  
INSURANCE.....\$ 9,800.00  
PROPERTY MANAGEMENT.....\$ 0.00  
CABLE.....\$ 6,000.00  
**TOTAL EXPENSES**.....\$ 61,462.00

**GROSS OPERATING INCOME**.....\$ 167,131.00  
**LESS EXPENSES**.....\$ 61,462.00  
**ADD. EXPENSES REINBURSEMENTS**.....\$ 0.00

**NET OPERATING INCOME**.....\$ 105,669.00

ASKING PRICE \$1,397,000.00

CAP RATE: 8%

RENT ROLL: 22 2 F Street Needles Ca 92363

19 UNITS: 6= 1-bed 1-Bath and 13 studios TOTAL 6 Beds, 19 baths

Unit #1) Studio	313 sf	Rent	\$750.00	From	01/01/25 to 01/01/26
Unit #2) Studio	367 sf	Rent	\$750.00	From	01/01/25 to 01/01/26
Unit #3) Studio	360 sf	Rent	\$800.00	From	11/01/24 to 11/01/25
Unit #4) Studio	330 sf	Rent	\$650.00	From	10/01/24 to 10/01/25
Unit #5) Studio	299 sf	Rent	\$650.00	From	03/03/25 to 03/03/26
Unit #6) Studio	368 sf	Rent	\$750.00	From	11/01/24 to 11/01/25
Unit #7) Studio	316 sf	Rent	\$750.00	From	08/01/24 to 08/01/25
Unit #8) Studio	360 sf	Rent	\$750.00	From	09/01/24 to 09/01/25
Unit #9) Studio	240 sf	Rent	\$650.00	From	07/01/24 to 07/01/25
Unit #10) 1 Bed	360 sf	Rent	\$850.00	From	09/01/24 to 09/01/25
Unit #11) Studio	240 sf	Rent	\$750.00	From	10/01/24 to 10/01/25
Unit #12) 1 Bed	360 sf	Rent	\$800.00	From	07/01/24 to 07/01/25
Unit #13) Studio	270 sf	Rent	\$750.00	From	10/22/24 to 10/22/25
Unit #14) Studio	270 sf	Rent	\$750.00	From	10/24/24 to 10/24/25
Unit #15) 1 Bed	460 sf	Rent	\$830.00	From	09/01/24 to 09/01/25
Unit #16) 1 Bed	348 sf	Rent	\$780.00	From	05/01/24 to 05/1/25
Unit #17) Studio	295 sf	Rent	\$650.00	From	04/01/25 to 04/01/26
Unit #18) 1 Bed	340 sf	Rent	\$800.00	From	10/11/24 to 10/11/25
Unit #19) 1 Bed	336 sf	Rent	\$900.00	From	06/01/24 to 06/01/25
TOTAL:	6,232 Sf.	Rent	\$14,360.00 a/month		\$172,320.00 a/year

