

Zvezda Inc Sale Portfolio (Royale Gardens Condominium)

Unit	Bedroom	Has 3rd room	Sq Ft	Lease Ends	Sec Deposi	Rent	Maint	Taxes p/m)	Mgmt/Vacancy/Repairs	10%	Net Income
B-1	2bdr	Yes	1010	11/30/2024	\$2,280	\$2,280	\$355	\$232		\$228	\$1,465
F-8	2bdr	Yes	1010	10/31/2025	\$2,350	\$2,350	\$355	\$289		\$235	\$1,471
H-5	2bdr	Yes	1010				\$355	\$292			
I-3	2bdr	Yes	1010	9/30/2025	\$2,350	\$2,350	\$355	\$292		\$235	\$1,468
						\$6,980				\$698	\$4,404

Annual NOI \$68,304 > Based on H-5 being rented at \$2350 and B-1 will be rented at \$2350 come December 1

B-1, F-8 are Section 8 Tenants, the rest are self-paid

Most of these also have pre-paid last months rent- see other attachment for those details from seller

B-1 tenant plans on renewing lease at \$2350 per month

Asking Price for ALL 4 units \$999,995

Current ROI at list price-- 6.76%

Also have the following unit listed to make a 5th unit if desired

I-5	2bdr	Yes	1010	8/30/2025	\$2,000	\$2,000	\$355	\$378		\$200	\$1,067
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