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INCOME PROPERTY OPERATING SUMMARY ® | Courtesy of Sound Property Group

Property Address: 824 Kincaid Ave, Sumner	Price: \$1,100,000.00
Units: 6	\$ Per Unit: \$183,333.33
Year Built: 1929	\$ Per SqFt: \$335.37
Building SqFt: 3,280	Current CAP Rate / GRM: 6.00%
Lot Size (SqFt.): 7,500	Market CAP Rate / GRM: 6.41%
	Rent/SqFt. / Market Rent/SqFt: \$2.68
	11.49
	10.97
	\$2.81

RENT ROLL / MONTHLY INCOME								ANNUAL EXPENSES	
Unit #	Type	Size	Move-In	Terms	Current Rent	Rent/SF	Market Rent	Rent/SF	Taxes: \$8,753.00
1	1bed 1bath	575		5/31/2026	\$1,490.00	\$2.59	\$1,500.00	\$2.61	Insurance: \$2,200.00
2	Studio 1bath	400		1/31/2026	\$1,270.00	\$3.18	\$1,325.00	\$3.31	Water/Sewer: \$3,900.00
3	Studio 1bath	450		3/31/2026	\$1,300.00	\$2.89	\$1,325.00	\$2.94	Electric/Gas: \$1,560.00
4	1bed 1bath	575		3/31/2026	\$1,100.00	\$1.91	\$1,390.00	\$2.42	Garbage: \$2,400.00
5	1bed 1bath	575		6/30/2026	\$1,390.00	\$2.42	\$1,390.00	\$2.42	Maint/Repairs: \$3,200.00
6	1bed 1bath	400		2/28/2026	\$1,425.00	\$3.56	\$1,425.00	\$3.56	Misc: \$0.00
								6%	Prop Mgmt: \$5,742.00

Totals:	2975	\$7,975.00	\$8,355.00	Total Expenses: \$27,755.00
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ANNUALIZED DATA @ ACTUAL

Gross Scheduled Rent: **\$95,700.00**

Additional Income: **\$0.00**

Less Vacancy: **\$1,914.00**

2%

Gross Adj. Income: **\$93,786.00**

Less Expenses: **\$27,755.00**

Net Operating Income: **\$66,031.00**

ANNUALIZED DATA @ MARKET PRO FORMA

Gross Scheduled Rent: **\$100,260.00**

Additional Income + Utility Pass-Through: **\$0.00**

2% Less Vacancy: **\$2,005.20**

Gross Adj. Income: **\$98,254.80**

Less Expenses: **\$27,755.00**

Net Operating Income: **\$70,499.80**

NOTES

Likely Financing Scenario

Purchase Price: **\$1,100,000.00**

Down Payment Amount: **\$330,000.00**

Down Payment (%): **30%**

Estimated Closing Costs: **\$9,700.00**

Loan Amount: **\$770,000.00**

Cash Investment: **\$339,700.00**

Interest Rate: **5.59%**

Monthly Payment (P&I): **\$4,415.55**

Amoritization Years: **30**

Annual Debt Service: **\$52,986.65**

DSCR: **1.25**

CASH FLOW @ CURRENT / ACTUALS

Monthly Cash Flow

Estimated Cash Flow Before Taxes: **\$1,087.03**

Year 1 Principal Reduction: **\$9,943.65**

Annual Cash Flow

\$13,044.35

Year 1 ROI: **6.77%**

CASH FLOW @ MARKET / PRO FORMA

Monthly Cash Flow

Estimated Cash Flow Before Taxes: **\$1,459.43**

Year 1 Principal Reduction: **\$9,943.65**

Annual Cash Flow

\$17,513.15

Year 1 ROI: **8.08%**

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