

					Rent	Late fee	Lease Exp
1	CONDO	440	Studio		\$ 1,300.00	\$ 95.00	2/28/2026
2	CONDO	440	Studio		\$ 1,325.00	\$ 95.00	8/31/2026
3	CONDO	440	Studio		\$ 1,175.00	\$ 95.00	10/31/2026
4	CONDO	440	Studio		\$ 1,280.00	\$ 95.00	11/30/2025
5	CONDO	440	Studio		\$ 1,300.00	\$ 95.00	8/31/2026
6	CONDO	450	Studio		\$ 1,290.00	\$ 95.00	3/31/2026
7	CONDO	450	Studio		\$ 1,300.00	\$ 95.00	3/31/2026
8	CONDO	450	Studio		\$ 1,290.00	\$ 95.00	6/30/2026
9	CONDO	440	Studio		\$ 1,280.00	\$ 95.00	11/30/2026
10	CONDO	440	Studio		\$ 1,300.00	\$ 95.00	4/30/2026
11	CONDO	440	Studio		\$ 1,350.00	\$ 95.00	8/31/2026
12	CONDO	440	Studio		\$ 1,350.00	\$ 95.00	6/30/2026
13	CONDO	880	2--2		\$ 1,950.00	\$ 95.00	11/30/2026
14	CONDO	440	Studio		\$ 1,300.00	\$ 95.00	10/31/2026
15	CONDO	440	Studio		\$ 1,300.00	\$ 95.00	12/31/2026
16	CONDO	440	Studio		\$ 1,280.00	\$ 95.00	12/31/2026
17	CONDO	440	Studio		\$ 1,365.00	\$ 95.00	6/30/2026
18	CONDO	440	Studio		\$ 1,325.00	\$ 95.00	8/31/2026

All the tennats are on yearly leases and most have been residing there for many years

Monthly Rent	\$	24,060.00
Approximate Yearly Late Fees	\$	1,710.00
Gross Yearly Income	\$	290,430.00

Expenses

Yearly Association Dues 2026	\$	53,673.84
Property Tax 2025	\$	25,974.53
Approximate Repairs	\$	7,000.00

Yearly Income	\$	203,781.63
Purchase Price	\$	2,300,000.00
CAP		8.86%

