

Rental Property Income/Expense Analysis

PROPERTY INFO	PRO-FORMA ESTIMATE	YEAR 2025	YEAR 2026	YEAR 2027	YEAR 2027
Address	1037 NW 2nd st 10 units				
Type	10 UNITS				
Bedrooms/Baths	6 = 2/1 EACH \$2,650	1 PARKING INCL	6 = \$2,800	6 = \$2,950	
	4 = 0/1 EACH \$1,800	1 PARKING INCL	4 = \$1,900	4 = \$2,000	
Year Built	2025				
ASKING PRICE	\$ 3,985,000				

INCOME	Month	Year			
Current rent 6=2/1	\$ 15,900	\$ 190,800	\$ 201,600	\$ 212,400	
Less:	\$-	\$-			
Current rent 4=0/1	\$ 7,200	\$ 86,400	\$ 91,200	\$ 96,000	
Plus:	\$-	\$-			
Gross Adjusted Income	\$ 23,100	\$ 277,200	\$ 292,800	\$ 308,400	

EXPENSES					
Water	\$ 800	\$ 9,600	\$ 9,600	\$ 9,600	
Repairs & Maintenance	\$ 200	\$ 2,400	\$ 3,600	\$ 3,600	
Cameras Service	\$ 50	\$ 600	\$ 600	\$ 600	
Landscaping	\$ 150	\$ 1,800	\$ 1,800	\$ 1,800	
Property Taxes	\$ 4,000	\$ 48,000	\$ 53,000	\$ 53,000	
Waste Management	\$ 385	\$ 4,620	\$ 4,620	\$ 4,620	
Insurance	\$ 1,550	\$ 18,600	\$ 18,600	\$ 18,600	
Total Expenses	\$ 7,135	\$ 85,620	\$ 91,820	\$ 91,820	

Net Operating Income (NOI)	\$ 15,965	\$ 191,580	\$ 200,980	\$ 216,580	
	SELF INSURE CAP RATE				SELF INS CAP
CAP RATE @ \$3,700,000	5.68%	5.18%	5.43%	5.85%	6.35%
CAP RATE @ \$3,500,000	6.00%	5.47%	5.74%	6.19%	6.72%
CAP RATE @ \$3,150,000	6.67%	6.08%	6.38%	6.88%	7.47%