

Unit	BD/BA	Occupied/Vacant	Lease End Date	Monthly Rent	Annual Rent Income	Monthly HOA Dues	Annual Dues	Taxes	Annual Property Management Fees (10%)	Annual Expense	NOI	ROI	List Price
Ashley Court 3719-05	2/2	0	3/5/2026	\$1,500.00	\$18,000.00	\$315.00	\$3,780.00	\$2,695.52	\$1,800.00	\$8,275.52	\$9,724.48	5.53%	\$176,000.00
Ashley Court 3721-07	2/2	0	2/15/2026	\$1,549.00	\$18,588.00	\$315.00	\$3,780.00	\$2,695.52	\$1,858.80	\$8,334.32	\$10,253.68	5.83%	\$176,000.00
Ashley Court 3717-09	2/2	0	3/31/2026	\$1,649.00	\$19,788.00	\$315.00	\$3,780.00	\$2,695.52	\$1,978.80	\$8,454.32	\$11,333.68	6.44%	\$176,000.00

\$4,698.00 \$56,376.00 \$945.00 \$11,340.00 \$8,086.56 \$5,637.60 \$25,064.16 \$31,311.84 5.93% \$528,000.00