

Marquam Trails, 1129 SW Gaines Street, Portland, OR								
Units		8						
Apartment Square Feet		8,472						
				2025				
		2025		August to Date (1)				
		August to Date		8 Months YTD				
		8 Months YTD		Annualized				
Total Actual Potential Rent		\$ 120,680.00		\$ 183,720.00				
Vacancy Loss			5%	\$ 9,186.00		Vacancy Rate Assumption 5%,		
						versus 10%		
Total Income		\$ 109,170.43		\$ 174,534.00				
Total Operating Expenses		\$ 51,076.90						
less Admin Manager Salary et al Big Management		\$ 4,368.08				See August '25 Statement		
less Admin Office Expense Big Management		\$ 337.17				See August '25 Statement		
less Advertising/Marketing Big Management		\$ 549.41				See August '25 Statement		
less Maintenance Supervisor Big Management		\$ 1,722.12				See August '25 Statement		
Total Operating Expenses Net of Big Management Format		\$ 44,100.12		\$ 66,150.18		37.90%	of Total Income	
						\$ 8,268.77	per Unit	
NOI Before Replacements		\$ 58,093.53		\$ 108,383.82				

Proforma Valuation Range						
	CAP	For Sale		Price Per		Per Per
	RATE	Price	GRM	Unit		Building SQFT
	4.50%	\$ 2,408,529.33	13.11	\$ 301,066.17		\$ 284.29