

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