

Sunrise Cottages P/L

Property Features: 5+ Acres of land, Individual Metered, All units less than 3 Years old.

Address (All 1b/1b)	Units	Rent Per month	T12 Rent 5/1/25-26	100% Occupancy
401 Sunrise (12 Units)	12	\$800	\$120,569	\$115,200
450 Sunrise (16 Units)	16	\$750	\$142,750	\$144,000
51 Lisa Ct (4 Units)	4	\$750	\$44,098	\$36,000
122 Lisa Ct (14 Units)	14	\$800	\$19,212	\$134,400
Airbnb(450 Sunrise 19/20)	2	\$1,600	\$24,000	\$38,400
Totals	48		\$350,629	\$468,000
Occupancy			74.92%	100%
Address (All 1b/1b)	Expenses	% of Income	20% Expense Increase	% of Income
401 Sunrise (12 Units)	\$25,237	21%	\$30,284	26%
450 Sunrise (18 Units)	\$28,677	20%	\$34,412	24%
51 Lisa Ct (4 Units)	\$7,743	18%	\$9,292	26%
122 Lisa Ct (14 Units)	\$73	0%	\$88	0%
Property Mgmt Cost	\$35,063	10%	\$42,075	9%
Total	\$96,793		\$116,151	