

Kevin Cross/ REAL Broker
Income Property Analysis Form

Property Address; 1335 Hyder Street Date 9/21/2026

Leases

Unit #	Rent	Bed #	Lease date	Unit #	Bed #	Rent	Lease date
1	\$950	1		9	2	\$1,300	
2	\$950	1		10	1	Vacant	(\$1,095)
3	\$950	1		11	1	Vacant	(\$950)
4	\$995	1		12			
5	\$995	1		13			
6	\$995	1		14			
7	\$1,300	2		15			
8	\$925	1		16			

Monthly Coin op \$ 100.00

Landlord pay all utilities.

Average Monthly Utilities:

Enstar \$ 496 (Average) \$1,062 (High) \$148 (Low)

Chugach Elec \$ 135 (Average) \$178 (High) \$66 (Low) - ONLY Utility Meter.

AWWU \$ 64.08 (Average) \$98.72 (High) \$40.42 (Low)

Refuse \$ _____ : Company? Solid Waste

Annual Expenses

Insurance: \$ _____ (Provider? _____)

MOA Taxes \$ 10,298.02

Age of roof: _____ Age of Heating System: _____

Monthly average for Maintenance/Repairs \$ _____

Capital Improvements last 5 years (windows, updates, improvements):

Known Deficiencies: