

These numbers are based on information provided by the owner who has all his properties under one LLC.

Buyers may consult their accountant to get better understanding.

		Income-1743-45				Expenses on MLS			
Bldg	BRs		1743-1745 Current Rent as per lease	Deposit	Lease Expiry Date				
1743						Insurance	\$ 6,500		
1A	1		1225	875	2/28/2026	Repair	\$ 9,500		
1B	2		1425	800	2/28/2026	Janitor/Cleaning	\$ 3,000		
2A	1		1225	1000	2/28/2026	RE Tax	\$ 27,677		
2B	2		1425	1175	2/28/2026	Electricity	\$ 1,400		
3A	1		1225	900	2/28/2026	Water	\$ 19,104		
3B	2		1425	1050	2/28/2026	Gas	\$ 6,500		
1745						Other	\$ 2,880	HOA \$2400+\$480 License	
1A	2		1425	950	2/28/2026	Misc	\$ 5,000		
1B	1		1225	875	2/28/2026				
2A	2		1425	950	2/28/2026				
2B	1		1225	875	2/28/2026				
3A	2		1425	850	2/28/2026				
3B	1		1225	1100	2/28/2026				
Monthly			15900	11400					
			x 12						
Annual			190800				\$ 81,561		
Rent Income			\$ 190,800						
Laundry Income			\$ 2,000						
Total Income			\$ 192,800						
Exepnses			\$ 81,561						
Net Income			\$ 111,239						
list price		\$ 1,800,000							
CAP		6.18%							
Rent Multiplier		9.43							