

18-20 Irvine Turner			Comments	22 Irvine Turner		
<u>Income:</u>	In place	Market		<u>Income:</u>	In place	Market
Unit 1 (Commercial- rest.) appx. 1217 sqft	2,750	3,200	Lease out	Unit 1 (Commercial- hair store) appx 2225 + sqft lease exp. Nov 2024	1,800	3,500
Unit 2 (2 bed 1 den 1 bath) 977 sq ft	825	1,600	M2M	Unit 1 (1 bed 1 bath)	1,375	1,375
Unit 3 (") 977 sq ft	850	1,600	M2M	Unit 2 (1 bed 1 bath)	1,425	1,450
-	-	-		Unit 3 (1 bed 1 bath)	1,175	1,375
-	-	-		Unit 4 (1 bed 1 bath)	1,450	1,450
-	-	-		Unit 5 (1 bed 1 bath)	1,375	1,450
-	-	-		Unit 6 (1 bed 1 bath)	975	1,450
Total	4,425	6,400		Total	9,575	12,050
Annual Estimated Gross Inc	53,100	76,800		Annual Estimated Gross Incom	114,900	144,600
Annual Expenses:				Annual Expenses:		
Vacancy	-	-		Vacancy	-	-
Taxes	(8,039)	(8,039)		Taxes	(6,295)	(6,295)
Water	(706)	(706)		Water	(2,877)	(2,877)
Utilities	(1,138)	(1,138)		Utilities	(8,516)	(8,516)
Insurance	(6,037)	(6,037)		Insurance	(9,350)	(9,350)
Misc	(1,100)	(1,100)		Misc	(11,377)	(11,377)
NOI	36,080	59,780		NOI	76,485	106,185

	24 Irvine Turner			
	<u>Income:</u>	In place	Market	
Lease mid 2024	Unit 1 (Commercial) appx 1220 sqft	2,100	2,500	Lease out
Application received	Unit 2 (2 bed 1 den 1 bath) 1044 sq ft	1,575	1,575	Lease 6/30/24 M2M
M2M	Unit 3 (") 1044 sq ft	1,175	1,600	
Lease ends 8/24	-	-	-	
Application received	-	-	-	
M2M	-	-	-	
M2M	-	-	-	
	Total	4,850	5,675	
	Annual Estimated Gross	58,200	68,100	
	Annual Expenses:			
	Vacancy	-	-	
	Taxes	(7,192)	(7,192)	
	Water	(1,056)	(1,056)	
	Utilities	-	-	Renter pays
	Insurance	(6,023)	(6,023)	
	Misc	-	-	
	NOI	43,929	53,829	