



CHATEAU

May-26

Type	Count	Sq Ft	Tot SF
2 BR 1.5 B	4	990	3960
1 BR	16	665	10640
2 BR	2	1330	2660
2 BR	2	1140	2280
Laundry			0
	24		19540

Monthly Income \$ 22,445

Annual Income @ 100% Occupation \$ 269,340

**AAA PROPERTIES, L.C.**  
**Chateau Apts**  
**Rent Roll**

Tenant	Orginal Lease	Current Lease Begin	Current Lease End	Deposit	Current Base Rent	Size	Increase 8/1/26
CHATEAU #01	09/09/24	09/09/24	09/31/25	\$ 700.00	\$ 875.00	1/1	*rate as of 8/1/26
CHATEAU #02	09/29/25	09/29/25	09/31/26	\$ 700.00	\$ 875.00	1/1	
CHATEAU #03	10/01/24	10/01/24	09/30/25	\$ 700.00	\$ 850.00	1/1	
CHATEAU #04	11/11/22	11/11/22	11/30/23	\$ 600.00	\$ 875.00	1/1	*rate as of 8/1/26
CHATEAU #05	02/13/26	02/13/26	02/28/27	\$ 700.00	\$ 1,195.00	2/1	
CHATEAU #06	04/17/23	09/01/26	05/31/27	\$ 700.00	\$ 895.00	1/1	
CHATEAU #07	07/31/24	07/31/24	07/31/25	\$ 700.00	\$ 850.00	1/1	*rate as of 8/1/26
CHATEAU #08	12/18/25	12/18/25	12/31/26	\$ 700.00	\$ 895.00	1/1	
CHATEAU #09	10/24/24	10/24/24	10/31/25	\$ 700.00	\$ 895.00	1/1	*rate as of 8/1/26
CHATEAU #10	04/18/17	04/18/17	04/30/18	\$ 500.00	\$ 850.00	1/1	*rate as of 8/1/26
CHATEAU #11	10/09/17	10/09/17	09/30/18	\$ 500.00	\$ 1,150.00	2/1	*rate as of 8/1/26
CHATEAU #12	08/07/20	08/01/21	07/31/22	\$ 600.00	\$ 850.00	1/1	*rate as of 8/1/26
CHATEAU #14	05/12/21	05/12/21	05/31/22	\$ 600.00	\$ 1,150.00	2/1.5	*rate as of 8/1/26
CHATEAU #15	07/27/22	07/27/22	07/31/23	\$ 600.00	\$ 1,150.00	2/1.5	*rate as of 8/1/26
CHATEAU #16	09/22/25	09/22/25	09/30/26	\$ 800.00	\$ 1,295.00	2/1.5	
CHATEAU #17	08/07/23	08/07/23	07/31/24	\$ 800.00	\$ 1,150.00	2/1.5	*rate as of 8/1/26
CHATEAU #18	03/08/26	03/08/26	02/28/27	\$ 700.00	\$ 1,295.00	2/2	
CHATEAU #19	08/02/23	08/02/23	05/31/24	\$ 700.00	\$ 895.00	1/1	*rate as of 8/1/26
CHATEAU #20	08/18/25	08/18/25	08/30/26	\$ 500.00	\$ 895.00	1/1	*rate as of 8/1/26
CHATEAU #21	07/28/22	07/28/22	07/31/23	\$ 600.00	\$ 895.00	1/1	*rate as of 8/1/26
CHATEAU #22	10/01/25	10/01/25	09/30/26	\$ 800.00	\$ 875.00	1/1	
CHATEAU #23	02/17/26	02/17/26	02/28/27	\$ 700.00	\$ 895.00	1/1	
CHATEAU #24	08/01/26	08/01/26	05/31/27	\$ 700.00	\$ 895.00	1/1	
				\$ 15,400.00	\$ 22,445.00		

\* All Lease Contracts automatically renew month-to-month after the initial Lease Term has ended.

**AAA PROPERTIES, L.C.**  
**Profit and Loss - Chateau**  
**June, 2025-May, 2026**

CHATEAU	
Income	
APPLICATION FEE	900.00
BOUNCED CHECK FEE	140.00
COMMISSION	2,250.50
Deposit Deductions Paid	10,081.86
DEPOSIT SURETY	6,400.00
LATE FEE	1,007.00
Locked Out Fee	20.00
MONTHLY RENT	243,108.41
Services	75.00
Unapplied Cash Payment Income	-5,398.66
Utilities	209.20
<b>Total for Income</b>	<b>258,793.31</b>
<b>Gross Profit</b>	<b>258,793.31</b>
Expenses	
ADVERTISING	10.53
CONTRACT LABOR	
Cleaning	3,146.01
Grounds Maintenance	3,148.75
Repair Labor (Contractor)	12,613.75
<b>Total for CONTRACT LABOR</b>	<b>18,908.51</b>
DEPOSIT REFUND	1,340.00
ELECTRICITY	6,085.79
Expensed Assets	591.32
GAS UTILITY	6,731.36
GROUND	
Grounds Maintenance Material	88.72
<b>Total for GROUND</b>	<b>88.72</b>
INSURANCE	18,587.50
MATERIAL	1,572.29
PEST CONTROL	748.92
RUBBISH REMOVAL	2,096.91
SUPPLIES	497.99
TAXES REALESTATE	26,167.01
Wage Labor	
Grounds Maintenance	16.50
Repair Labor	346.50
<b>Total for Wage Labor</b>	<b>363.00</b>
WATER BILL	14,795.69
<b>Total for Expenses</b>	<b>98,585.54</b>
<b>Net Operating Income</b>	<b>160,207.77</b>
Other Expenses	
Depreciation Expense	31,836.00
<b>Total for Other Expenses</b>	<b>31,836.00</b>
<b>Net Other income</b>	<b>-31,836.00</b>
<b>Net Income</b>	<b>128,371.77</b>

Combined

Casa Income	\$	158,824
Casa Expenses	\$	(51,362)
Chateau Income	\$	285,027
Chateau Expenses	\$	(98,121)
Package NOI	\$	294,368
Asking Price	\$	3,250,000
Calculated Capitalization Rate		9.06%