

Rent Roll – 1674 Via Salida, Palm Springs

(6 Units | All 1 Bed / 1 Bath)

Unit	Tenant Name	Lease Start	Lease End	Monthly Rent	Annual Rent	Market Rent
1	Carlos Gajardo	05/24/2022	10/31/2025	\$1,250.00	\$15,000.00	\$1,700.00
2	Mariela Loera	05/17/2025	05/31/2026	\$1,699.00	\$20,388.00	\$1,700.00
3	Adrian Navarro	05/24/2022	10/31/2025	\$1,250.00	\$15,000.00	\$1,700.00
4	Randall Hart	05/24/2022	08/31/2025	\$1,250.00	\$15,000.00	\$1,700.00
5	Shagala Mack	05/08/2024	07/31/2025	\$1,600.00	\$19,200.00	\$1,700.00
6	Jessica Lynn Eubanks	01/27/2023	01/31/2026	\$1,650.00	\$19,800.00	\$1,700.00

- **Total Monthly Rent (Actual):** \$8,699.00
- **Total Annual Rent (Actual):** \$104,388.00
- **Total Monthly Market Rent (Projected):** \$10,200.00
- **Total Annual Market Rent (Projected):** \$122,400.00

Financial Summary – 1674 Via Salida (Based on \$1,375,000 List Price)

Metric	Amount
Gross Scheduled Income (GSI)	\$104,388
Vacancy Loss (5%)	-\$5,219
Gross Operating Income (GOI)	\$99,169
Adjusted Total Expenses	\$20,736
Net Operating Income (NOI)	\$78,433
Cap Rate	5.71%
GRM	13.16