

Rent Roll
271 W Ash Ave.
Burbank CA

Unit #	Unit Type	Move In	Term Remaining	Current Rent	Market Rent
A	1+1	6/1/2020	MTM	\$ 1,803.00	\$ 2,000.00
B	1+1	7/1/2021	MTM	\$ 1,607.00	\$ 2,000.00
C	1+1	8/26/2011	MTM	\$ 1,715.00	\$ 2,000.00
House	3 + 1	4/14/2023	4/14/2024	\$ 3,300.00	\$ 4,000.00
Garage A	Parking / Storage	Owner Occupied	Owner Occupied	\$ 250.00 *	\$ 250.00
Garage B	Parking / Storage	Owner Occupied	Owner Occupied	\$ 250.00 *	\$ 250.00
Garage C	Parking / Storage	Owner Occupied	Owner Occupied	\$ 250.00 *	\$ 250.00
Garage D	Parking / Storage	Owner Occupied	Owner Occupied	\$ 250.00 *	\$ 250.00
Garage E	Parking / Storage	Owner Occupied	Owner Occupied	\$ 250.00 *	\$ 250.00
Garage F	Parking / Storage	Owner Occupied	Owner Occupied	\$ 250.00 *	\$ 250.00

*Owner Occupied Storage Unit

Monthly Rent \$ 9,925.00 \$ 11,500.00

Annual Rent \$ 119,100.00 \$ 138,000.00

Expenses \$ 27,392.00 \$ 27,392.00

NOI \$ 91,708.00 \$ 110,608.00

Asking Price \$ 2,000,000.00

CAP Rate ** 4.6% 5.5%

GRM 16.79 14.49

EXPENSES

Prop Tax (1) \$ 23,000.00

Gardening \$ 1,440.00

Ins \$ 1,256.00

R&M \$ 1,604.00

Tax + Lic \$ 37.00

Dues and fees \$ 55.00

Total \$ 27,392.00

Percent of Gross 23% 20%