

# 1777 E Arenas – Annual Operating Expenses

7 units. Unit 2 is currently occupied by the owner and will be delivered vacant.

All units 2 bedroom, 1.25 baths, private patio, off-street parking

## Tax records show:

Lot Size	16,988
Living Area sf	6008 DataTree 2025 as source
Construction	1963
On-site Laundry	\$840 (Approx.) in revenue annually

**ProForma Income** - 7 units @ \$1800 per = \$12,600 monthly. \$151,200k annual

Current rent roll:

Unit 1	\$1700 One year lease begins 3/1/26
Unit 2	\$1700 pro forma (owner occupied)
Unit 3	\$1600 One year lease began 5/1/25
Unit 4	\$1135 month to month, Jan increases
Unit 5	\$1375 mtm, August increases
Unit 6	\$1600 mtm, Jan increases
Unit 7	\$1125 mtm, August increases

Total - \$10,235 monthly, \$840 Annual Laundry, \$123,660 annual gross

## Approximate costs previous 12 months;

Insurance	\$4880
Landscaper	\$2160
Pool Tech	\$2400
Elec/Gas (pool & laundry) H2O	\$1719
Trash/Recycle/Compost	\$2548
Repairs	\$1200 (estimated)
Total	\$14,907
Prop Tax (\$1.295m) @1.25%	\$16,187

\$1.295m ÷ \$92,566 Effective NOI = 7.1% CAP rate