

Contiguous 4plex + 3 SFRs on Shoshone & Edson w Land & Opportunities to Add Units						
Stacy McBain Swope Investment Properties		market rent proforma			March 30, 2026	
Notes & Assumptions						
Area		Boise Bench 1.3 combined acres				
Year Built		MidCentury				
Number of Units		7				
Purchase Price		\$ 1,699,900				
Down Payment		60%			\$ 1,019,940	
Loan Balance		Term			\$ 679,960	
Annual Debt Service (P & I)		Interest			30	
Loan Annual Interest		6.00%			\$ (48,920) \$ (4,077)	
Loan Principle Paydown - 1st year					\$ 40,798	
Initial rehab and stabilization funds					\$ 8,123	
Closing Costs (% of Loan Amount)		1.80%			12239.28	
Total Initial Investment (Down Payment & Closing Costs)					\$ 1,032,179	
Assumed Annual Rate of Appreciation					3.0%	
PITI \$5,774						
May need to increase						
INCOME		Number of units	Approx. Sq. Ft.	Market Rents	Actual Rents	ANNUAL MARKET
101	Two bed/one bath in 1002 4plex	1	800	\$ 1,250	\$ 950	\$ 15,000
102	Two bed/one bath in 1002 4plex	1	800	\$ 1,250	\$ 950	\$ 15,000
103	Storage in 1002 Shoshone	1	739	\$ 100	\$ 33	\$ 1,200
104	Two bed/one bath in 1002 4plex	1	800	\$ 1,250	\$ 950	\$ 15,000
105	Two bed/one bath in 1002 4plex	1	800	\$ 1,250	\$ 950	\$ 15,000
2902	Edson One bed/one bath	1	925	\$ 1,295	\$ 925	\$ 15,540
1006	Shoshone SFR 3 bed/1 bath + landin	1	1,104	\$ 1,550	\$ 1,450	\$ 18,600
1000	Shoshone SFR 2/1 + offices	1	1,150	\$ 1,395	\$ 1,150	\$ 16,740
				\$	\$	\$
Gross Potential Rents				8	7,118	\$ 9,340
Vacancy & Economic Loss				3%		\$ (280)
Net Rental Revenue					\$ 9,060	\$ 7,137
OTHER INCOME				/month	/month	
TOTAL INCOME				Annually: \$ 108,718		
OPERATING EXPENSES					Annual	
Water					Owner handles WST and mowing for all except Edson	
Sewer/Trash						
Common meter					NA?	
Vacancy Utilities					Included in 2025 total paid	
Total paid					\$ 5,710	
Total Utilities					\$ 5,710	
Exterior Maintenance					\$ 6,575	
HOA					\$ -	
Cleaning, Repairs & Maintenance					\$ 3,336	
Total Maintenance					\$ 9,911	
Advertising/Admin/Subscriptions					\$ 504	
Taxes					\$ 15,180	
Insurance					\$ 5,182	
Management					8.0%	
Total Admin & Marketing					\$ 29,564	
TOTAL OPERATING EXPENSES					\$ 45,186	
Operating Expenses do not include interest expense, depreciation, capital expenditures						
NET OPERATING INCOME (NOI)					\$63,532	
CASH FLOW					Notes & Assumptions	
Net Operating Income					\$ 63,532	
Less Principle & Interest-1st					\$ (48,920)	
NET CASH FLOW					1,218 \$ 14,612	
PERFORMANCE STATS					MARKET	
Gross Rent Multiplier-Annual					Price / Gross Potential Rents	
Gross Rent Multiplier-Monthly					15.17	
Price Per Unit					Price / Number of Units	
Cash on Cash Return					1.4%	
Return with Loan Paydown					2.2%	
Return with Loan Paydown and Appreciation					7.1%	
Expenses Per Revenue (%)					41.6%	
Expenses Per Unit					\$6,455	
Cap Rate					3.7%	
Cap Rate After Rehab					3.7%	
Debt Coverage Ratio					129.9%	
Principle and Interest Only						
Swope Investment Properties proforma						