

2024 Rent Roll		
Unit	Total Monthly Rent	Square Ft.
A1 electrician	\$2,300.00	1846
A 2 One bed apartment	\$2,200.00	594
A-3 Studio Apartment	\$1,000.00	480
Cabinet roll up door	\$2,352.36	1200
Appliance rep	\$1,650.00	1090
Pizza	\$3,705.79	1242
Hair	\$1,859.28	810
Window retailer	\$3,227.74	1190
Total	\$18,295.17	8452
	\$219,542.04	The NNN Leases includes NNN amount
	-\$39,681.20	
Net Income	\$179,860.84	

Value	cap
\$ 2,900,000.00	6.20%
\$ 3,000,000.00	6.00%
\$ 3,100,000.00	5.80%
\$ 2,800,000.00	6.42%
\$ 2,700,000.00	6.66%

Past	Income	approx Past Expenses
approx 2016	\$ 149,000.00	\$ 36,000.00
approx 2017	\$ 115,000.00	\$ 31,293.00
approx 2018	\$ 159,404.00	\$ 34,723.00
approx 2019	\$ 141,000.00	\$39,921.78
approx 2020	\$ 148,000.00	\$43,234.00
approx 2021	\$ 176,000.00	\$44,101.00
approx 2022	\$ 240,000.00	\$ 48,510.00
approx 2023		

	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Taxes	\$ 10,627.00	\$ 10,639.00	\$ 11,267.00	\$ 11,267.00
Insurance	\$ 1,612.00	\$ 4,600.00	\$ 5,341.00	\$ 5,904.00
repairs	\$ 1,500.00	\$ 7,870.00	\$ 4,000.00	\$ 2,731.00
utilities	\$ 9,608.00	\$ 7,606.78	\$ 8,535.00	\$ 10,641.00
Maintenance	\$ 3,000.00	\$ 906.00	\$ 2,000.00	\$ 2,000.00
Mgmt	\$ 6,376.00	\$ 5,500.00	\$ 5,891.00	\$ 7,058.00
Misc	\$ 2,000.00	\$ 2,800.00	\$ 6,200.00	\$ 4,500.00
Total Expenses	\$34,723.00	\$39,921.78	\$43,234.00	\$44,101.00

	<u>2022</u>	<u>5 years</u>	Average	Budget
Taxes	\$ 12,059.00	\$ -	\$ -	\$ 12,250.00
Insurance	\$ 5,063.00	\$ -	\$ -	\$ 3,150.00
repairs	\$ 2,000.00	\$ -	\$ -	\$ 1,600.00
utilities	\$ 13,101.00	\$ -	\$ -	\$11,200.00
Maintenance	\$ 2,000.00	\$ -	\$ -	\$ 1,981.20
Mgmt	\$ 11,387.00	\$ -	\$ -	\$ 6,600.00
Misc	\$ 2,900.00	\$ -	\$ -	\$ 2,900.00
Total Expenses	\$48,510.00		\$0.00	\$39,681.20

