

## 2840 Clark St. Monthly Rental Rates - 2024 Actuals

| Unit                      | Current Monthly Rent |
|---------------------------|----------------------|
| Unit 1                    | \$ 1,250.00          |
| Unit 2                    | \$ 1,300.00          |
| Unit 3                    | \$ 1,250.00          |
| Unit 4                    | \$ 1,250.00          |
| Unit 5                    | \$ 1,250.00          |
| Unit 6                    | \$ 1,250.00          |
| Unit 7                    | \$ 1,250.00          |
| Unit 8                    | \$ 1,250.00          |
| Unit 9                    | \$ 1,250.00          |
| Unit 10                   | \$ 1,000.00          |
| Unit 11                   | \$ 1,250.00          |
| Unit 12                   | \$ 1,300.00          |
| Unit 13                   | \$ 1,000.00          |
| <b>Total Monthly Rent</b> | <b>\$15,850.00</b>   |

| Annual Inc/Expense       | Annual              |
|--------------------------|---------------------|
| <b>Gross Rent</b>        | <b>\$190,200.00</b> |
| Baker Sanitation         | -\$2,254.00         |
| Baker Water/Sewer        | -\$5,145.00         |
| Electric                 | -\$264.00           |
| Insurance                | -\$3,478.00         |
| Lawn Maint.              | -\$4,810.00         |
| Baker Property Tax       | -\$22,406.00        |
| Vacancy Rate 3%          | -\$4,750.00         |
| Repairs/Maintenance      | -\$6,812.00         |
| Sunfire Management Fee   | -\$8,265.00         |
| <b>Annual Net Income</b> | <b>\$132,016.00</b> |