

_ FINANCE BREAKDOWN SHEET _
1956 Cherry Drive & 1587 SE Airport Road

10 Units total

4 - 2/1 Units

6 - 3/1 Units

Current rates = 2/1 - \$1100 3/1 - \$1200

Rent income \$139,200 / 2.4M = 5.8% Cap rate almost 6%

2023 rates = 2/1 - \$1500 3/1 - \$1600

Rent income \$187,200 / 2.4M = 7.8%

Cap rate almost 8%

Expenses (See Attached Documents)

Taxes & Insurance - \$26,457.24

January 1, 2023 - Rent Rates

6 Units @ \$1600x 12 months = \$115,200

4 Units @ \$1500 x 12 months = \$72,000

= \$187,200 gross yr.