

Property Rent Roll Report with Cap Rates

Property Rent Roll — 109-07 Farmers Blvd

Unit	Tenant	Monthly Rent	Annual Rent	Notes
Store Front	Projected	\$2,300	\$27,600	Commercial unit
2F	Leased	\$2,600	\$31,200	Residential
2B	Leased	\$3,606	\$43,272	Residential
Total		\$8,506	\$102,072	

Operating Expenses (Landlord Portion)

Expense	Total Annual	Landlord Share	Tenant Share	Notes
Property Taxes	\$4,000	\$1,850	\$1,850	Split 50/50
Water	\$1,400	\$700	\$700	Split 50/50
Building Insurance	\$4,000	\$4,000	–	Paid by landlord
Gas	\$1,800	\$1,800	–	Hot water only

Total Landlord Expenses: \$8,350/year

Net Income (Approx.): \$93,722/year

Asking: \$1,350,000

Cap Rate: 6.94%

Property Rent Roll — 109-11 Farmers Blvd

Unit	Tenant	Monthly Rent	Annual Rent	Notes
Store Front	Leased	\$3,000	\$36,000	Commercial unit
Apt 2F	Leased	\$1,780	\$21,360	Residential
Apt 2B	Leased	\$2,762	\$33,144	Residential
Total		\$7,542	\$90,504	

Operating Expenses (Landlord Portion)

Expense	Total Annual	Landlord Share	Tenant Share	Notes
Property Taxes	\$3,600	\$1,800	\$1,800	Landlord pays 50%
Water	\$1,600	\$800	\$800	Landlord pays 50%
Gas	\$1,800	\$1,800	—	Hot water only
Building Insurance	\$4,000	\$4,000	—	Paid by landlord

Total Landlord Expenses: \$8,400/year

Net Income (Approx.): \$82,104/year

Asking: \$1,250,000

Cap Rate: 6.57%

Property Rent Roll — 109-13 Farmers Blvd

Unit	Tenant	Monthly Rent	Annual Rent	Notes
Store Front	Leased	\$3,000	\$36,000	Commercial unit
2F	Leased	\$2,612	\$31,344	Residential
2B	Leased	\$2,778	\$33,336	Residential
Total		\$8,390	\$100,680	

Operating Expenses (Landlord Portion)

Expense	Total Annual	Landlord Share	Tenant Share	Notes
Property Taxes	\$3,700	\$1,850	\$1,850	Split 50/50
Water	\$1,400	\$700	\$700	Split 50/50
Building Insurance	\$4,000	\$4,000	–	Paid by landlord
Gas	N/A	–	–	

Total Landlord Expenses: \$6,550/year

Net Income (Approx.): \$94,130/year

Asking: \$1,250,000

Cap Rate: 7.53%