

# 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%