

Rent Roll

				After 9/1/2024	Market Rent 2024	
	SqFt	Lease start	Lastest Rent increase start	Actual Rent Current	Market Rent	
#1	2BR	1056	1/1/2010	9/1/2024	\$ 2,167.00	\$ 2,500.00
#2	2BR	1470	10/28/2022	9/1/2023	\$ 2,300.00	\$ 2,800.00
#3	2BR	1056	11/1/2014	9/1/2024	\$ 2,167.00	\$ 2,500.00
#4	1BR	635	12/1/2023	12/1/2023	\$ 1,995.00	\$ 2,200.00
#5	1BR	778	10/1/2019	9/1/2024	\$ 1,835.00	\$ 2,200.00
#6	1BR	625	10/9/2020	9/1/2024	\$ 1,895.00	\$ 2,200.00
#7	2BR	1005	11/11/2023	11/11/2023	\$ 2,200.00	\$ 2,500.00
	6625		Monthly TTL	\$ 14,559.00	\$ 16,900.00	
	<i>by Appraiser</i> ↑		Annual TTL	\$ 174,708.00	\$ 202,800.00	
			<i>by P/L Aug 2024</i> → Other Incomes	\$ 12,300.00	\$ 10,800.00	
			Total Income (a)	\$ 187,008.00	\$ 213,600.00	

Gross Operating Expense	86,296.00
Insurance	9,743.68
(- Management Fee)	(10,891.00)
Net Operating Expense (b)	\$ 85,148.68
Net Operating Income(a-b)	\$ 101,859.32