

1920/1930 Monte Vista

1920 Monte Vista

Unit	Bd/Bth	Rent	Deposit	Lease End	Expenses 2025	Reason
1	2/2.0	\$ -	\$ -		\$ 19,692.00	Repairs/Maintenance
2	2/2.0	\$ 1,200.00	\$ -	9/30/2026	\$ 1,940.00	Cleaning
3	2/2.0	\$ 1,300.00	\$ -	2/28/2026	\$ 25,244.00	Management
8	2/2.0	\$ 1,250.00	\$ -	3/31/2027	\$ 31,396.00	Insurnace
5	2/2.0	\$ -	\$ -		\$ 31,365.00	RE Taxes
6	2/2.0	\$ 1,200.00	\$ -	7/1/2026	\$ 1,909.00	Landscaping
7	2/2.0	\$ -	\$ -		\$ 1,310.00	Lawn/Snow
8	2/2.0	\$ 1,200.00	\$ -	7/1/2025	\$ 33,605.00	Utilities
		\$ 6,150.00	\$ -		\$ 146,461.00	Yearly Expenses 2025

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Excluding 1-time repairs and MNG Fees						
1	2/2.0	\$ 1,150.00	\$ -	7/1/2026	\$ -	Repairs/Maintenance
2	2/2.0	\$ 1,150.00	\$ -	7/1/2026	\$ 1,940.00	Cleaning
3	2/2.0	\$ 1,200.00	\$ -	7/31/2026	\$ -	Management
4	2/2.0	\$ 1,150.00	\$ -	7/1/2026	\$ 31,396.00	Insurnace
5	2/2.0	\$ 1,200.00	\$ -	9/11/2026	\$ 31,365.00	RE Taxes
6	2/2.0	\$ 1,200.00	\$ 1,200.00	9/11/2026	\$ 1,909.00	Landscaping
7	2/2.0	\$ 1,200.00	\$ -	9/30/2026	\$ 1,310.00	Lawn/Snow
8	2/2.0	\$ 1,200.00	\$ 1,200.00	11/20/2026	\$ 33,605.00	Utilities
		\$ 9,450.00	\$ 2,400.00		\$ 101,525.00	Yearly Expenses 2025

				Net Profit
Gross Rents with 3 vct	\$ 15,600.00	Month	\$ 187,200.00	\$ 40,739.00
100% Occupancy	\$ 19,500.00	Month	\$ 234,000.00	\$ 132,475.00
Rental Increases	\$ 22,400.00	Month	\$ 268,800.00	\$ 167,275.00