

Rent Roll
271 W Ash Ave.
Burbank CA

Unit #	Unit Type	Move In	Term Remaining	Current Rent		Market Rent	
A	1+1	6/1/2020	MTM	\$ 1,803.00		\$ 2,000.00	
B	1+1	7/1/2021	MTM	\$ 1,607.00		\$ 2,000.00	
C	1+1	8/26/2011	MTM	\$ 1,715.00		\$ 2,000.00	
House	2 + 1 + Den + Garage	VACANT	VACANT	\$ 3,300.00	***	\$ 4,000.00	***Last Rent for the House pre vacancy
Garage A (10' X 30')	Parking / Storage	Owner Occupied	Owner Occupied	\$ 300.00	*	\$ 300.00	*Lease in Negotiations
Garage B (10' X 30')	Parking / Storage	Owner Occupied	Owner Occupied	\$ 300.00	*	\$ 300.00	*Owner Occupied Storage Unit
Garage C (10' X 30')	Parking / Storage	Owner Occupied	Owner Occupied	\$ 300.00	*	\$ 300.00	*Owner Occupied Storage Unit
Garage D (10' X 30')	Parking / Storage	Owner Occupied	Owner Occupied	\$ 300.00	*	\$ 300.00	*Owner Occupied Storage Unit
Garage E (10' X 30')	Parking / Storage	Owner Occupied	Owner Occupied	\$ 300.00	*	\$ 300.00	*Owner Occupied Storage Unit
Garage F (10' X 30')	Parking / Storage	Owner Occupied	Owner Occupied	\$ 300.00	*	\$ 300.00	*Owner Occupied Storage Unit
Monthly Rent				<u>\$ 10,225.00</u>		<u>\$ 11,800.00</u>	
Annual Rent				<u>\$ 122,700.00</u>		<u>\$ 141,600.00</u>	
Expenses				\$ 27,392.00		\$ 27,392.00	
NOI				\$ 95,308.00		\$ 114,208.00	
Asking Price	\$ 1,999,000.00						
CAP Rate **				4.8%		5.7%	
GRM				16.29		14.12	
EXPENSES							
Prop Tax (1)				\$ 23,000.00			
Gardening				\$ 1,440.00			
Ins				\$ 1,256.00			
R&M				\$ 1,604.00			
Tax + Lic				\$ 37.00			
Dues and fees				\$ 55.00			
Total				<u>\$ 27,392.00</u>			
Percent of Gross				<u>22%</u>		<u>19%</u>	