

73625, 73645, 73665 Fred Waring Palm Desert, Ca

INCOME	Monthly	Annually	
Gross Rents	\$17,755	\$213,060	
Vacancy and Credit Loss	\$533	\$6,392	3%
GROSS OPERATING INCOME	\$17,222	\$206,668	<i>Vacancy Rate</i>
EXPENSES			
HOA DUES		\$0	
Land Lease		\$0	
Gardening	\$320	\$3,840	
Sewer		\$0	Tax Assessor
Insurance	\$500	\$6,000	Actual
Legal Fees		\$0	
Licenses and Permits		\$0	
Pest Control	\$300	\$3,600	
Repairs & Maint.	\$1,000	\$12,000	Projected
Pool Service		\$0	
Property Taxes	\$3,250	\$39,000	New Taxes
Property Management	\$1,033	\$12,400	6%%
Utilities:			
Trash	\$237	\$2,844	Actual
Water	\$125	\$1,500	Actual
Gas and Electric	\$100	\$1,200	Actual
TOTAL OPERATING EXPENSES	\$6,865	\$82,384	42% of GOI
NET OPERATING INCOME	\$10,357	\$124,284	

4.5% Cap Rate \$2,750,000

NOTES:

EFFECTIVE 6/1/25.

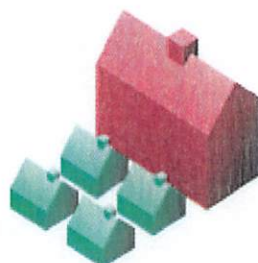
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