



PPU	\$	300,000.00
Total Units		5
GSF		

### 316-320 Bustleton Ave - Mixed Use

Unit	Unit Count	Monthly Rent	Annual Rent	Notes
316 Commercial Lease	1	\$2,000	\$24,000	Ends 12/31/2027
318 Commercial Lease	1	\$2,500	\$30,000	Ends 10/31/2027
320 Commercial Lease	1	\$2,575	\$30,900	Ends 12/31/2027
316 Apartment	1	\$2,200	\$26,400	Ends 12/31/2026
320 Apartment	1	\$2,100	\$25,200	Ends 12/31/2026
<b>Gross Rental Income</b>	<b>5</b>	<b>\$11,375</b>	<b>\$136,500</b>	
Commercial NNN Reimbursement	0	\$2,040	\$24,480	\$680/mth per commercial unit
Vacancy Factor - 3%		-\$341	(\$4,095)	Vacancy during unit turnover
<b>Effective Gross Income</b>		<b>\$13,074</b>	<b>\$156,885</b>	

Expenses	Per Unit	Monthly	Annual	Notes
Real Estate Taxes	\$2,837	\$1,182	\$14,187	2025 per Public Records
Insurance	\$1,500	\$625	\$7,500	Estimated
Water/Sewer	\$0	\$0	\$0	Separately Metered - Tenant Paid
Electric	\$0	\$0	\$0	Separately Metered - Tenant Paid
Gas	\$0	\$0	\$0	Separately Metered - Tenant Paid
Management Fee	6%	\$683	\$8,190	Estimated Management Fee
Unit Turnover	\$400	\$167	\$2,000	Estimated Unit Turnover Expenses
Fire	\$90	\$38	\$450	Estimated
Licenses / Permits	\$90	\$38	\$450	Estimated
Capital Reserve	3%	\$341	\$4,095	Estimated
Maintenance / Repairs	\$1,000	\$417	\$5,000	Apartment Mtce
<b>Total Expenses</b>	<b>\$8,374</b>	<b>\$3,489</b>	<b>\$41,872</b>	

<b>Net Operating Income</b>	<b>\$115,013</b>	<b>Financing - 70% LTV, 6.5% APR w/ 25 year amort</b>
<b>Asking Price</b>	<b>\$1,500,000</b>	<b>Monthly Pmt (\$7,050.96)</b>
<b>Capitalization Rate</b>	<b>7.67%</b>	<b>Cash Flow/Yr \$30,401.45</b>
		<b>DSCR 1.36</b>