

ROAR - Portfolio Document (San Gabriel)

Property Address: 2841 SAN GABRIEL ST; AUSTIN TX 78705

Number of Units: 2.00 Year Built: 1961 Land Size: 0.148 acres

Unit#	Beds	Bath	Rent per Month
A	4.00	4.00	\$ 5,200.00
B	4.00	4.00	\$ 5,200.00
Total	8.00	8.00	\$ 10,400.00

Mechanical System

Electricity Individually Metered (Resident / Tenant pays)
 HVAC Split Unit System
 Hot Water Individual (Resident / Tenant pays)
 Water / Sewer Individual (Resident / Tenant pays)
 Trash Landlord pays

Construction Specs

Style Low Rise /Duplex
 Foundation Slab
 Exterior Walls Wood Frame/Hardi Plank, Stone
 Roof Metal
 Paving Asphalt
 Floor Carpet, Ceramic Tile, Vinyl Wood
 Wire / Piping Cooper / PVC
 Fire Sprinklers Equipped
 Parking 4 Spaces/Unit, Covered/Uncovered

Adjusted Income Statement 2022 (San Gabriel Property)

Income	2022	Est. 2023	Est. 2024
Gross Rent	\$ 121,600.00	\$ 126,400.00	\$ 133,056.00
Vacancy	\$ (2,307.00)	\$ (2,400.00)	\$ (2,492.00)
Net Income	\$ 119,293.00	\$ 124,000.00	\$ 130,564.00
Expenses			
Taxes (*)	\$ (33,905.00)	\$ (33,905.00)	\$ (33,905.00)
Insurance	\$ (1,955.00)	\$ (1,955.00)	\$ (1,955.00)
Maintenance	\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)
Marketing / Commissions	\$ (5,200.00)	\$ (5,200.00)	\$ (5,200.00)
Make Ready Costs	\$ (1,000.00)	\$ (1,000.00)	\$ (1,000.00)
Utilities	\$ -	\$ -	\$ -
Management Fee (5%)	\$ -	\$ -	\$ -
Total Expenses	\$ (44,060.00)	\$ (44,060.00)	\$ (44,060.00)
NOI	\$ 75,233.00	\$ 79,940.00	\$ 86,504.00
CAP Rate (*)	3.8%	4.0%	4.3%

(*) considering Taxes value as current payment and Asset Value at \$2 mln