

1217 E HARDING WAY & 1506 BERKELEY AVE RENT ROLL

UNIT NUMBER	BEDS	BATHS	UNIT SIZE (SF)	CURRENT RENT	CURRENT RENT/SF	MARKET RENT	MARKET RENT/SF
1506	3	2	1000	\$2,150			
1217 - 1	2	2	780	\$1,950			
1217 - STUDIO	0	1	UK	\$1,200			
TOTALS/AVERAGES			1,780	\$63,600			

FINANCIAL SUMMARY

INCOME SUMMARY

SCHEDULED RENTAL INCOME	\$63,600
GROSS INCOME	\$63,600

EXPENSE SUMMARY

PROPERTY TAXES	\$7,863
SPECIAL ASSESSEMENTS	UK
INSURANCE	\$2,000
REPAIRS & MAINTENACE	\$1,500
L ANDSCAPING	\$1,800
TOTAL	\$13,163

NET OPERATING INCOME

CAP RATE

GRM



1. Property Taxes estimated at 1.113% of Sales Price. 2. Special Assessments - Derived from property tax bill. 3. Insurance - Estimated based on comparable properties. 4. Repairs & Maintenance - Estimated at \$500/unit annually. 5. Landscaping - Estimated at \$100/month.