

### Annual Property Operating Data

Name	TG 1ST LLC	Date	21-Jan-26    4680 Sq ft
Address	880 Pershing St, Mt. Angel, OR 97362	Notes	5 Units
Prop Type	1    1=residential, 2=non-residential	MLS	

Offering Price	\$999,900
Loans	\$699,930
Equity/Down	\$299,970    30% Down

LOANS	Balance	Interest	Payment	Term	Comments:
1st.	\$699,930	7.00%	-\$4,656.65	30	
2nd			\$0.00		
3rd					
<b>Total</b>	<b>\$ 699,930</b>		<b>-4,656.65</b>		

Assessed Values	%	Notes	Useful life	27.5 Years
Land	\$84,290			
Improvement	\$818,010	90.66%	\$906,493	
Pers. Prop				
<b>Total</b>	<b>\$902,300</b>			

Gross Scheduled Income (GSI)	\$90,876	\$7,573 month
Plus: Other Income	\$9,802	\$817 month
<b>Total Income</b>	<b>\$100,678</b>	
Less: Vacancy/Credit Loss	\$5,034	5.0% percent
<b>Gross Operating Income</b>	<b>\$95,644</b>	

Less: Operating Expenses	Comments
Legal and accounting	\$0
Advertising, Licenses, Permits	\$914
Property Insurance	\$4,573
Property Management	\$7,462
Payroll - Resident Management	\$0
Other	\$0
Personal Property Taxes	\$0
Real Estate Taxes	\$6,270
Repairs and Maintenance	\$275
Services - Elevator	\$0
Janitorial	\$0
Grounds maintenance	\$0
Pool/spa/rec facilities	\$0
Garbage & recycling	\$0
Other	\$0
Supplies	\$0
Utilities- Electricity	\$0
Gas and Oil	\$0
Water, Sewer, Garbage	\$8,408
Telephone/fax/internet	\$0
Other	\$0
Miscellaneous	\$0

Total Operating Expenses		\$27,902
Net Operating Income	<b>Cap rate: 6.77%</b>	\$67,742
Less: Total Annual Debt Service		-\$55,880
<b>Cash Flow Before Tax</b>	<b>C-on-C: 3.95%</b>	<b>\$11,862</b>

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