




| Property Info | | Column 1 | | | | |
|-----------------------------------|--|------------------|--|-----------------|----------------|--|
| Listing Price | | \$2,880,000 | | | | |
| Units | | 6 | | | | |
| Sq Ft | | 5315 | | | | |
| | | | | | | |
| Pro- Forma Income Statement | | | | | | |
| | | Amount | | Per Unit | Per SF | % % of EGR Notes |
| Potential Gross Revenue | | \$185,688 | | \$31,098 | \$35.11 | 100.00% Pro-forma rent roll |
| Vacancy (3%) | | -\$5,598 | | -\$933 | -\$1.05 | 3.00% Industry avg/estimates |
| Landry Income | | \$360 | | -\$933 | -\$1.05 | 3.00% |
| Effective Gross Revenue | | \$180,450 | | \$29,232 | \$33.01 | 97.00% |
| Operating Expenses | | | | | | |
| Real Estate Taxes (actual) | | \$36,000 | | \$6,000 | \$6.77 | 19.89% Post-closing property taxes estimated at \$36,000 a |
| Insurance | | \$5,000 | | \$833 | \$0.94 | 2.76% 2025 Actuals |
| Utilities & Trash | | \$8,855 | | \$1,476 | \$1.67 | 4.89% Taken from latest month expense (Nov. 25)* 12 |
| Repairs & Maintenance | | \$3,600 | | \$600 | \$0.68 | 1.99% Industry avg/estimates |
| General & Admin / Legal | | \$1,800 | | \$300 | \$0.34 | 0.99% Industry avg/estimates |
| Landscaping & Gardening | | \$1,800 | | \$300 | \$0.34 | 0.99% Taken from latest month expense (Nov. 25)* 12 |
| Management Fee (4% of EGR) | | \$6,930 | | \$1,155 | \$1.30 | 3.83% Industry avg/estimates |
| Reserves / Misc | | \$1,200 | | \$200 | \$0.23 | 0.66% Industry avg/estimates |
| Total Operating Expenses | | \$65,185 | | \$10,864 | \$12.26 | 36.02% |
| Net Operating Income (NOI) | | \$115,265 | | \$18,368 | \$20.75 | 74.10% |
| Cap Rate | | 4.02% | | | | |
| GRM | | 15.44 | | | | |
| | | | | | | |
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| Property Info | | Column 1 | | | | | | | |
|----------------------------|---|-----------|---|----------|---|---------|---|----------|---|
| Current Income Statement |  | Amount |  | Per Unit |  | Per SF | % | % of EGR | Notes |
| Potential Gross Revenue | | \$157,932 | | \$26,322 | | \$29.71 | | 100.00% | Pro-forma rent roll |
| Vacancy (3%) | | -\$4,738 | | \$0 | | -\$0.89 | | 3.00% | Industry avg/estimates |
| Landry Income | | \$360 | | -\$933 | | -\$1.05 | | 3.00% | |
| Effective Gross Revenue | | \$153,554 | | \$25,389 | | \$27.77 | | 97.00% | |
| | | | | | | | | | |
| Operating Expenses | | | | | | | | | Taken from Oct 2025 expense * 12 |
| Real Estate Taxes (actual) | | \$22,525 | | \$3,754 | | \$4.24 | | 14.26% | 2025 Actuals |
| Insurance | | \$5,000 | | \$833 | | \$0.94 | | 3.17% | 2025 Actuals |
| Utilities & Trash | | \$8,855 | | \$1,476 | | \$1.67 | | 5.61% | Taken from latest month expense (Nov. 25)* 12 |
| Repairs & Maintenance | | \$3,600 | | \$600 | | \$0.68 | | 2.28% | Industry avg/estimates |
| General & Admin / Legal | | \$1,800 | | \$300 | | \$0.34 | | 1.14% | Industry avg/estimates |
| Landscaping & Gardening | | \$1,800 | | \$300 | | \$0.34 | | 1.14% | Taken from latest month expense (Nov. 25)* 12 |
| Management Fee (4% of EGR) | | \$6,930 | | \$1,155 | | \$1.30 | | 4.39% | Industry avg/estimates |
| Reserves / Misc | | \$1,200 | | \$200 | | \$0.23 | | 0.76% | Industry avg/estimates |
| Total Operating Expenses | | \$51,710 | | \$8,618 | | \$9.73 | | 32.74% | |
| Net Operating Income (NOI) | | \$101,844 | | \$16,771 | | \$18.04 | | 64.26% | |
| Cap Rate | | 3.52% | | | | | | | |
| GRM | | 18.24 | | | | | | | |