

Glenwood and Quentin Ct Complexes Financials

Years	2024	2025	2026	2027	2028
Gross Income	\$640,824.00	\$660,048.72	\$679,850.18	\$700,245.69	\$721,253.06
Rents	\$53,402.00	\$55,004.06	\$56,654.18	\$58,353.81	\$60,104.42
Glenwood Complex (Townhomes)					
3140 SW Jaden Dr, Beaverton (1320 sqft)	\$2,154.00	\$2,218.62	\$2,285.18	\$2,353.73	\$2,424.35
3148 SW Jaden Dr, Beaverton (1320 sqft)	\$2,362.00	\$2,432.86	\$2,505.85	\$2,581.02	\$2,658.45
3156 SW Jaden Dr, Beaverton (1320 sqft)	\$2,473.00	\$2,547.19	\$2,623.61	\$2,702.31	\$2,783.38
3164 SW Jaden Dr, Beaverton (1320 sqft)	\$2,050.00	\$2,111.50	\$2,174.85	\$2,240.09	\$2,307.29
3168 SW Jaden Dr, Beaverton (1320 sqft)	\$2,150.00	\$2,214.50	\$2,280.94	\$2,349.36	\$2,419.84
3189 SW Jaden Dr, Beaverton (1320 sqft) Currently Vacant	\$2,164.00	\$2,228.92	\$2,295.79	\$2,364.66	\$2,435.60
19066 SW Quinn Ct, Beaverton (1320 sqft)	\$1,925.00	\$1,982.75	\$2,042.23	\$2,103.50	\$2,166.60
19071 SW Quinn Ct, Beaverton (1320 sqft)	\$2,150.00	\$2,214.50	\$2,280.94	\$2,349.36	\$2,419.84
19074 SW Quinn Ct, Beaverton (1320 sqft)	\$2,130.00	\$2,193.90	\$2,259.72	\$2,327.51	\$2,397.33
19077 SW Quinn Ct, Beaverton (1320 sqft)	\$2,255.00	\$2,322.65	\$2,392.33	\$2,464.10	\$2,538.02
19083 SW Quinn Ct, Beaverton (1320 sqft)	\$2,250.00	\$2,317.50	\$2,387.03	\$2,458.64	\$2,532.39
19086 SW Quinn Ct, Beaverton (1320 sqft)	\$2,150.00	\$2,214.50	\$2,280.94	\$2,349.36	\$2,419.84
19095 SW Quinn Ct, Beaverton (1320 sqft)	\$1,925.00	\$1,982.75	\$2,042.23	\$2,103.50	\$2,166.60
Quentin Ct Complex (Condos)					
18429 SW Annamae Ln, Beaverton (1120 sqft)	\$1,875.00	\$1,931.25	\$1,989.19	\$2,048.86	\$2,110.33
18433 SW Annamae Ln, Beaverton (1120 sqft)	\$2,075.00	\$2,137.25	\$2,201.37	\$2,267.41	\$2,335.43
18437 SW Annamae Ln, Beaverton (1120 sqft)	\$1,775.00	\$1,828.25	\$1,883.10	\$1,939.59	\$1,997.78
18439 SW Annamae Ln, Beaverton (1006 sqft)	\$1,825.00	\$1,879.75	\$1,936.14	\$1,994.23	\$2,054.05
18445 SW Annamae Ln, Beaverton (1120 sqft)	\$1,950.00	\$2,008.50	\$2,068.76	\$2,130.82	\$2,194.74

18467 SW Annamae Ln, Beaverton (1006 sqft) - Currently Vacant	\$1,875.00	\$1,931.25	\$1,989.19	\$2,048.86	\$2,110.33
18469 SW Annamae Ln, Beaverton (1120 sqft)	\$1,995.00	\$2,054.85	\$2,116.50	\$2,179.99	\$2,245.39
18475 SW Annamae Ln, Beaverton (1120 sqft)	\$2,066.00	\$2,127.98	\$2,191.82	\$2,257.57	\$2,325.30
18477 SW Annamae Ln, Beaverton (1006 sqft)	\$1,850.00	\$1,905.50	\$1,962.67	\$2,021.54	\$2,082.19
18479 SW Annamae Ln, Beaverton (1120 sqft)	\$2,088.00	\$2,150.64	\$2,215.16	\$2,281.61	\$2,350.06
18483 SW Annamae Ln, Beaverton (1120 sqft)	\$1,950.00	\$2,008.50	\$2,068.76	\$2,130.82	\$2,194.74
18485 SW Annamae Ln, Beaverton (1006 sqft)	\$1,950.00	\$2,008.50	\$2,068.76	\$2,130.82	\$2,194.74
18487 SW Annamae Ln, Beaverton (1120 sqft)	\$1,990.00	\$2,049.70	\$2,111.19	\$2,174.53	\$2,239.76
Rental income is assuming an annual rent increase of 3%					
Expenses	\$224,100.99	\$230,824.02	\$237,748.74	\$244,881.20	\$252,227.64
Glenwood Complex (Townhomes)					
HOA	\$54,288.00	\$55,916.64	\$57,594.14	\$59,321.96	\$61,101.62
Property Taxes	\$51,541.77	\$53,088.02	\$54,680.66	\$56,321.08	\$58,010.72
Insurance	\$3,730.88	\$3,842.81	\$3,958.09	\$4,076.83	\$4,199.14
Repairs	\$8,220.00	\$8,466.60	\$8,720.60	\$8,982.22	\$9,251.68
Vacancies (3%)	\$844.14	\$869.46	\$895.55	\$922.41	\$950.09
Quentin Ct Complex (Condos)					
HOA (Includes water, sewer, garbage)	\$57,564.00	\$59,290.92	\$61,069.65	\$62,901.74	\$64,788.79
Property Taxes	\$37,562.16	\$38,689.02	\$39,849.70	\$41,045.19	\$42,276.54
Insurance	\$2,057.57	\$2,119.30	\$2,182.88	\$2,248.36	\$2,315.81
Repairs	\$7,534.55	\$7,760.59	\$7,993.40	\$8,233.21	\$8,480.20
Vacancies (3%)	\$757.92	\$780.66	\$804.08	\$828.20	\$853.05
Expenses are assuming a 3% increase across the board per year to account for standard property tax increases and to slightly outpace standard inflation					
Net Operating Income	\$416,723.01	\$429,224.70	\$442,101.44	\$455,364.48	\$469,025.42