

Unit and SqFt	Address	Bedrooms/Bathrooms	Rental Amount	MAX Rent	
	5 Plex				
5 Plex 5905 SqFt	1616 Summer Hill	3/2	\$1,400.00	\$1,550.00	
	1618 Summer Hill	2/2	\$1,400.00	\$1,550.00	
	1620 Summer Hill	2/2	\$1,325.00	\$1,550.00	
	1622 Summer Hill	2/2	\$1,350.00	\$1,550.00	
	1624 Summer Hill	3/2	\$1,550.00	\$1,550.00	
3 Plex 3390 SqFt	1625 Summer Hill	2/2	\$1,550.00	\$1,550.00	
	1627 Summer Hill	3/2	\$1,250.00	\$1,550.00	
	1629 Summer Hill	2/2	\$1,300.00	\$1,550.00	
	Total:		\$11,125.00	\$12,400.00	
Expenses				Maintenance	
	2024 (projected)			\$200.00	Landscape
Taxes	\$21,500.00			\$350.00	Plumbing on 1622
Maintenance	\$5,362.00			\$250.00	Landscape
Insurance	\$6,276.00			\$92.00	Pest Control Annual
Management	0			\$1,170.00	Water Heater on 1622
Total	\$33,138.00			\$450.00	Landscape
Income				\$1,100.00	Repair and Paint on 1624
	2024 (projected)	MAX Rent 1550		\$450.00	Landscape
Gross Income	\$133,500.00	\$148,800.00		\$300.00	Bathroom Repair on 1618
				\$150.00	Microwave on 1616
Net Income				\$400.00	Landscape
	\$100,362.00	\$115,662.00		\$450.00	Landscape
Cap Rate % and List Price					
List Price	1,500,000.00	1,500,000.00			
Cap Rate %	6.6908	7.7108		\$5,362.00	Total through September