

**2439 Rio Linda Blvd. - Income and Expense Report**  
**Built 1960 - 7 Units - 5 Residential Units plus 2 Commercial Buildings**  
**As of: 12/2025**

<u>MONTHLY INCOME</u>			<u>Actual</u>	<u>Length</u>	<u>Pro Forma (Estimate)</u>		<u>Last Increase</u>
					<u>At Market</u>		
Unit 1	1 Bedroom		\$ -		\$ 1,553.00	Vacant	
Unit 2	1 Bedroom		\$ 1,015.00	1 Year	\$ 1,553.00		3/1/2025
Unit 3	2 Bedroom		\$ 1,040.00	4 Years	\$ 2,044.00		11/1/2023
Unit 4	2 Bedroom		\$ 1,280.00	1 Year	\$ 2,044.00		12/1/2024
Studio			\$ -		\$ 1,620.00	Vacant	
Commercial Unit 1			\$ 845.00	25 Years	\$ 1,100.00		7/1/2024
<u>Commercial Unit 2</u>			<u>\$ -</u>		<u>\$ 1,100.00</u>	Vacant	
<b>Total Monthly Income</b>			<b>\$ 4,180.00</b>		<b>\$ 11,014.00</b>		
<b>Total Yearly Income</b>			<b><u>\$ 50,160.00</u></b>		<b><u>\$ 132,168.00</u></b>		

**MONTHLY EXPENSES**

Utilities	\$ 379.00
Pest	\$ 80.00
Water/Garbage	\$ 178.00
Insurance	\$ 508.00
<u>Gardener</u>	<u>\$ 85.00</u>

<b>Total Monthly Expense</b>	<b><u>\$ 1,230.00</u></b>
<b>Total Yearly Expense</b>	<b><u>\$ 14,760.00</u></b>

NET PRO FORMA (Estimate)

AT MARKET

<b>NET MONTHLY INCOME</b>	<b><u>\$ 2,950.00</u></b>	<b><u>\$ 9,784.00</u></b>
<b>NET YEARLY INCOME</b>	<b><u>\$ 35,400.00</u></b>	<b><u>\$ 117,408.00</u></b>

This information has been provided by sources that we feel are reliable, but we make no representations or warranties, express or implied as to the accuracy of the information. References to age and square footage are approximate and should be verified by Buyer.