

Annual Property Operating Data (APOD)
9368 Valley View Drive NW

INCOME

Unit #	Type	Size (approx)	Actual Rent	Market Rent
	1 2/3	1000	\$1,700.00	\$2,000.00
	2 2/3	1000	\$1,700.00	\$2,000.00
	3 2/3	1000	\$1,700.00	\$2,000.00
	4 2/3	1000	\$1,700.00	\$2,000.00
	5 2/3	1000	\$1,700.00	\$2,000.00
	6 2/3	1000	\$1,700.00	\$2,000.00
	7 2/3	1000	\$1,700.00	\$2,000.00
	8 2/3	1000	\$1,700.00	\$2,000.00
	9 2/3	1000	\$1,700.00	\$2,000.00
	10 2/3	1000	\$1,700.00	\$2,000.00
	11 2/3	1000	\$1,700.00	\$2,000.00
	12 2/3	1000	\$1,700.00	\$2,000.00
	13 2/3	1000	\$1,700.00	\$2,000.00
Total			\$ 22,100.00	\$ 26,000.00

Monthly Rent		\$ 22,100.00	\$26,000
Annualized Rent		\$ 265,200.00	\$ 312,000.00
Loss: Loss to Vacancy	5%	\$ 13,260.00	\$ 15,600.00
Additional Income	Internet/Cable	\$4,680	\$4,680
Gross Operating Income		\$ 256,620.00	\$ 301,080.00

EXPENSES (ANNUAL)

Real Estate Taxes (2026 Taxes)			
Hazard Insurance (actual)			
Property Management (off-site) ??			
Repairs and Maintenance (estimated)			4%
Utilities (estimated)			
Water	tenant paid	\$	
Gas	tenant paid	\$	
Electric	tenant paid	\$	
Trash	tenant paid	\$	
Internet	tenant paid	\$	
Sewer	tenant paid	\$	
Total Utilities			

Reserve for Replacement (estimated)

Total Operating Expenses	\$ 15,664.80
---------------------------------	--------------

Net Operating Income

\$ 240,955.20 \$ 285,415.20

\$0 See building under Porforma (Gym)
\$5,400
0
\$10,264.80

All Electric

Seperatley Metered
0

\$ -