







Property Info		Details					
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		\$186,588	\$31,098	\$35.11		100.00%	Pro-forma rent roll
Vacancy (3%)		-\$5,598	-\$933	-\$1.05		3.00%	Industry avg/estimates
Effective Gross Revenue		\$180,990	\$30,165	\$34.05		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		\$6,040	\$1,007	\$1.14		3.34%	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		\$62,370	\$10,395	\$11.73		34.46%	
Net Operating Income (NOI)		\$118,621	\$19,770	\$22.32		74.10%	
Cap Rate		4.12%					
GRM		15.44					

Property Info		Details					
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
Effective Gross Revenue		\$153,194	\$26,322	\$28.82		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		\$6,040	\$1,007	\$1.14		3.82%	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		\$48,895	\$8,149	\$9.20		30.96%	
Net Operating Income (NOI)		\$104,299	\$17,383	\$19.62		66.04%	
Cap Rate		3.62%					
GRM		18.24					