

Rent Roll, GRM & Cap Rate Analysis
 1741 E. Nanette Ave.
 West Covina, CA 91792

Rent-Roll
 6/3/2026

Unit #	Move-In Date	Last Rent Increase Date	Actual Monthly Rent	Proforma Monthly Rent
1	7/30/2016	5/1/2026	\$ 2,420	\$ 3,350
2	2/8/2014	5/1/2026	\$ 1,925	\$ 2,450
3	7/1/2010	5/1/2026	\$ 1,980	\$ 2,600
4	4/17/2024	5/1/2026	\$ 2,400	\$ 2,400
Total Gross Monthly Schedule Income:			<u>\$ 8,725</u>	<u>\$ 10,800</u>
Total Gross Annual Schedule Income:			\$ 104,700	\$ 129,600
Less: Operating Expense:			<u>\$ (39,371)</u>	<u>\$ (39,371)</u>
Net Operating Income:			\$ 65,329	\$ 90,229
Actual/Proforma Cap Rate (@\$1.45m):			4.51%	6.22%
Actual/Proforma GRM (@\$1.45m):			13.85	11.19