3069 N. BERNICE

Multi-Family Investment Opportunity | Property Financial Summary

CURRENT MONTHLY INCOME	MARKET MONTHLY INCOME	CAP RATE	GRM
$9,179	**$9,830**	**8.0%**	**6.45**

CURRENT RENT ROLL

Unit	Unit Status	Monthly Rent	Utilities	Total Income	Market Rent	Lease Exp.
1	Current	$1,400	$0	$1,400	$1,455	5/31/26
2	Current	$1,400	$55	$1,455	$1,455	7/14/27
3	Vacant	$1,730	—	$1,730	$1,730	—
4	Vacant	$1,730	—	$1,730	$1,730	—
5	Current	$1,640	$0	$1,640	$1,730	7/31/26
6	Legacy	$1,159	$65	$1,224	$1,730	11/30/26
	TOTALS	**$9,059**	**$120**	**$9,179**	**$9,830**	

ANNUAL OPERATING STATEMENT

INCOME	
Rental Income	$106,968
Laundry Income	$1,380
Vacancy (5%)	($5,352)
Effective Gross Income	**$102,996**

OPERATING EXPENSES	
Property Taxes	$21,996
Insurance	$3,708
Electric	$564
Gas	$3,240
Water / Sewer	$5,952
Trash	$1,584
Management (5%)	$5,148
Repairs & Maintenance	$2,000
Washer/Dryer Lease	$1,440
Landscaping	$360
Snow Removal	$780
Cleaning	$780
Taxes & Licenses	$228
Total Expenses	**$47,780**

ANNUAL NET OPERATING INCOME (NOI) **$55,216**

VALUE-ADD OPPORTUNITY

- ✓ Two vacant units ready for immediate lease-up
- ✓ Legacy tenant approximately $571/month below market rent
- ✓ Immediate opportunity to increase cash flow through lease-up and rent stabilization
- ✓ Professionally managed asset with conservative expense underwriting

Financial information is believed to be accurate but is provided for marketing purposes only. Buyers should independently verify all income, expenses, leases, and operating statements.