Unit Count Unit 215 Coventry Dr., Stockton Calif.
Expanded Rent Role with Expenses
4 Units
Oct-25
Per Seller provided information
Income Expenses pd by owner
Property Tax
Insurance
Utilities
Maintenance
Property Management
Total Expenses
Net Op Income Note: Above Deposits held by owner Per owner Tenant Name Current \$18,127 \$ \$54,473 \$ 778,185.71 \$ \$680,912.50 | Elyer's Expenses after close of escrow below|
181461	5	8,250,00
183422	5	3,322,00
181460	5	11,460,00
18150	5	1,500,00
516,800
517,040
519,800
519,800
518,960
572,600 Sq Ft 900 900 1000 1000 3800 Lease start date Lease end Date Tenant phone Tenant email

7% 8%

Buyers in Stockton are looking for 7-8% Cap Rate Middle range of value is around \$729,500