

## 7612-7706 SE 65th Ave Financials

Years	2024	2025	2026	2027	2028
Gross Income	\$86,880.00	\$89,486.40	\$92,170.99	\$94,936.12	\$97,784.21
Rents	\$7,240.00	\$7,457.20	\$7,680.92	\$7,911.34	\$8,148.68
7612 SE 65th Ave	\$1,700.00	\$1,751.00	\$1,803.53	\$1,857.64	\$1,913.36
7614 SE 65th Ave	\$1,895.00	\$1,951.85	\$2,010.41	\$2,070.72	\$2,132.84
7704 SE 65th Ave	\$1,795.00	\$1,848.85	\$1,904.32	\$1,961.44	\$2,020.29
7706 SE 65th Ave	\$1,850.00	\$1,905.50	\$1,962.67	\$2,021.54	\$2,082.19
Rental income is assuming an annual rent increase of 3%					
Expenses	\$16,759.20	\$17,261.98	\$17,779.84	\$18,313.23	\$18,862.63
Utilities and Landscaping	\$5,750.00	\$5,922.50	\$6,100.18	\$6,283.18	\$6,471.68
Property Taxes	\$6,877.00	\$7,083.31	\$7,295.81	\$7,514.68	\$7,740.12
Insurance	\$3,165.00	\$3,259.95	\$3,357.75	\$3,458.48	\$3,562.24
Repairs	\$750.00	\$772.50	\$795.68	\$819.55	\$844.13
Vacancies (3%)	\$217.20	\$223.72	\$230.43	\$237.34	\$244.46
Expenses are assuming a 3% increase across the board per year to account for standard property tax increases and to slightly outpace standard inflation					
Net Operating Income	\$70,120.80	\$72,224.42	\$74,391.16	\$76,622.89	\$78,921.58