

INCOME ANALYSIS

Summary

Purchase Price	5,850,000
No. Units	12
Building Size	11,603
Total Lot Size	13,939
Price/SF	516.67
Year Built	2001

Current Rent **AB1482 Avg Market Rent**

CAP RATE	4.82	5.17
GRM	14.60	13.98



Rental Information

7/1/2026

Bed/Bath	Unit	CURRENT AVERAGE MONTHLY RENT	MARKET MONTHLY INCOME
(12) 2 BD/2 BA	12	2,781	2,976

SCHEDULED MONTHLY INCOME

Annual Property Operating Data

ESTIMATED CURRENT ANNUAL EXPENSES

Taxes (est.) 1.07	62,947
Electricity (house meter)	4,392
Trash	3,972
Landscape Maintenance	3,360
Property Management	11,100
Repairs/Maintenance	3,696
Reserves	3,696
Pest Control	1,176
Insurance	6,900
Elevator	4,620
Water	8,400
Total Expenses	114,259

ON 7/1/2026 CURRENT INCOME **AB1482 AVERAGE MARKET INCOME**

Scheduled Gross Income	400,584	428,544
Gross Operating Income	400,584	428,544
Vacancy Reserve	4,005	4,285
Effective Gross Income	396,579	424,259
Expenses	114,259	114,259
NET OPERATING INCOME	282,320	310,000

The information provided here has been obtained by the owner of the property or from other sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it.