

March 26,2026			RENT	ROLL			
ASKING \$1,425,000	MTM start		Actual	Projected	Market	Expenses	
6141 Hazeltine (pays Wtr/Elec./Gas)	1/1/2014	2+2	\$2,467	\$2,467	\$2,900	Prop taxes	\$17,813
6145 Hazeltine (pays Wtr/Elec./Gas)		3+2	\$0	\$3,600	\$3,600	Insurance	\$2,160
14101 Calvert St. (Pays Elec./Gas)	12/1/2016	1+1	\$1,773	\$1,773	\$1,900	Gardner	\$2,835
14103 Calvert St. (pay Elec./Gas)	Before 2010	1+1	\$816	\$816	\$1,900	Water	\$3,029
<i>Monthly</i>			\$5,056	\$8,656	\$10,300	Pest control	\$818
<i>Annually</i>			\$60,672	\$103,872	\$123,600	Maintenance	\$3,000
<i>Expenses</i>			\$32,655	\$32,655	\$32,655	Vacancy Allow.	\$3,000
		NOI	\$28,018	\$71,218	\$90,946	Expenses	\$32,655
\$1,425,000	CAP RATE		1.97%	5.00%	6.38%		
	GRM			13.72			