

1470 MISSION STREET, SAN MIGUEL

MONTHLY INCOME

Unit #	Monthly Rate	Move-in Date	Comments
Unit A*	\$2,000/mo**	VACANT	Newly Renovated, Est. Market Rent
Unit B	\$2,000/mo	1/2014	Commercial Space (downstairs)
Unit C*	<u>\$1,450/mo</u>	7/2013	Occupied by a family of three
Totals	\$5,450/mo (as of July 1, 2026)		

* Units A & C are upstairs 2 bedroom/2 bath apartments (each approx. 1,200± SqFt).

** Conservative Market Rent (holding vacant in event new buyer is a occupant/user)

MONTHLY EXPENSES (variable)

Garbage	\$ 79.63
CSD (Water/Sewer)	\$ 262.41 (6 month average)
Alarm	\$ 65.00
Electricity	\$ 20.00

ANNUAL EXPENSES

Fire Sprinkler	\$ 350
Backflow	\$ 177
Fire Suppression Test	\$ 232 (done every 5 years at a cost of \$1,161)
Insurance	\$ 2,019
HVAC Maintenance	\$ 342 (2 services per year @ \$171 per service)
Property Tax	\$ 6,233 (based on 2025-2026 tax year)
Utilities (from above)	<u>\$ 5,125</u>
	\$14,478 approximate annual expenses (2025)

ANNUAL INCOME \$65,400

ANNUAL EXPENSES \$14,478

NET OPERATING INCOME \$50,922 (based on 2026 income and 2025 expenses)

Information deemed accurate, but is not guaranteed. Provided for general information purposes.