

SUMMARY OF OWNER OPERATING EXPENSES

934 Sharon Ln. | Ventura, CA 93001

INCOME:

UNIT	RATE	NOTES
1	\$3,525- Unfurnished \$3,875,000- Furnished	Currently vacant, unless Buyer prefers otherwise.
2	\$3,400	RENTED. Tenant responsible for utility costs.
3	\$3,325	RENTED. Tenant responsible for utility costs.
TOTAL	RENT POTENTIAL: \$10,250 - \$10,600	

EXPENSES:

EXPENSE	DETAILS	AVERAGE AMOUNTS	NOTES
UTILITIES, UNIT 1 If occupied by Owner	UNIT 1- Gas	\$37	If owner occupies, then considered an expense.
	UNIT 1- Trash	\$45	
	UNIT 1- Water	\$68	Average approx. \$65 to \$100 based on usage.
	UNIT 1- Power	\$75	Based on usage. Bills have been less for the last few months.
	UNIT 1- Internet	\$75	Spectrum
LANDSCAPING MAINTENANCE	Bi-weekly service	\$87	Bi-weekly service is \$87. Weekly service: \$175
TOTAL		\$387	
Home Owner's Insurance, if not impounded	Coverage TBD. Tenants required to have renter's insurance.	\$540	Estimated: \$417 to \$667

IMPORTANT:

Tenants are responsible for the cost of their own utilities, so the Owner does not carry these expenses. Average utilities referenced below for unit 1 only, as it will be occupied by the Owner. Average total for utility expenses is \$200 to \$225 per unit.

All information is deemed reliable but not guaranteed.

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