

Apartment Property Name	Unit #	Bedrooms	Occupied	Vacant	Rental Amount	Tenant Name	Lease Start Date	Condition	Recommend
ALCAZAR	20 UNITS								
	433	1 Bed		Vacant	0			Re-Model	Evict
	435	1 Bed		Vacant	0			Re-Model	Evict
	437	1 Bed	Occupied		750/750	Rico Montoya	03/15/19	Re-Model	Evict
	439	1 Bed	Occupied		800/800	Rhythm Toyfoya	8/06/15/22		Good-Tenant
	443 #1	2 Bed		Vacant	0			Make-Ready	
	443 #2	2 Bed		Vacant	0			Make-Ready	
	443 #3	2 Bed		Vacant	0			Make-Ready	
	443 #4	2 Bed	Occupied		1030/1030	Donna Trujillo	05/15/21		Evict
	443 #5	2 Bed	Occupied		821/821	Albert Martinez	11/18/22		Evict
	443 #6	1 Bed	Occupied		1,005/1,005	Evette Larson	03/03/14	Monthly	Good-Tenant
	443 #7	2 Bed		Vacant	0			Make-Ready	
	443 #8	1 Bed		Vacant	0			Make-Ready	
	445 #1	2 Bed	Occupied		713/713	Tonia Delgado	03/15/21		Evict
	445 #2	2 Bed	Occupied		650/650	Gilbert Martinez	10/01/20		Good-Tenant
	445 #3	2 Bed		Vacant	0			Make-Ready	
	445 #4	2 Bed	Occupied		1,383/1,383	Dellavina Aquiar	05/15/24		Good-Tenant
	445 #5	2 Bed	Occupied		1,383/1,383	Ernest Barela	10/12/21		Good-Tenant
	445 #6	1 Bed	CHR Office	CHR Off.	0	X	X		
	445 #7	2 Bed	Occupied		968/968	Matias Lovato	09/24/21		Evict
	445 #8	1 Bed	Occupied		711/711	Marcus Newson	03/05/19		Evict
BELL - 7900	24 UNITS			1036	24,894				
	#1	1 Bed		Vacant				Make-Ready	
	#2	1 Bed		Vacant				Make-Ready	
	#3	1 Bed		Vacant				Make-Ready	
	#4	1 Bed		Vacant				Make-Ready	
	#5	1 Bed		Vacant				Make-Ready	
	#6	1 Bed		Vacant				Make-Ready	
	#7	1 Bed		Vacant				Make-Ready	
	#8	1 Bed		Vacant				Make-Ready	

	#9	1 Bed		Vacant				Make-Ready	
	#10	1 Bed		Vacant				Make-Ready	
	#11	1 Bed		Vacant				Make-Ready	
	#12	1 Bed		Vacant				Make-Ready	
	#13	1 Bed		Vacant				Make-Ready	
	#14	1 Bed		Vacant				Make-Ready	
	#15	1 Bed		Vacant				Make-Ready	
	#16	1 Bed		Vacant				Make-Ready	
	#17	1 Bed		Vacant				Make-Ready	
	#18	1 Bed		Vacant				Make-Ready	
	#19	1 Bed		Vacant				Make-Ready	
	#20	1 Bed		Vacant				Make-Ready	
	#21	1 Bed		Vacant				Make-Ready	
	#22	1 Bed		Vacant				Make-Ready	
	#23	1 Bed		Vacant				Make-Ready	
	#24	1 Bed		Vacant				Make-Ready	
GROVE	12 UNITS								
	636 A	1 Bed		Vacant	0			Make-Ready	
	636 B	1 Bed	Occupied			Steve Springer	05/04/23	Monthly	
	636 C	2 Bed		Vacant	0			Make-Ready	
	636 D	2 Bed	Occupied		500/0	Paul Jaramillo			Evict
	640 A	1 Bed	Occupied		650/250/50	Jeff Boyle	06/01/18		Good-Tenant
	640 B	1 Bed	Occupied		903/903	Ruth Gamboa	03/08/22		Evict
	640 C	2 Bed	Occupied		800/800	Robert Neihart	02/02/23		Evict
	640 D	2 Bed	Occupied		1,258/1,258	Rachelle M Lovett	02/08/24		Good-Tenant
	644 A	1 Bed	Occupied		650/250	Scott Freedman	08.01.19		Good-Tenant
	644 B	1 Bed	Occupied		1,036/1,036	Andrea Lukes	05/01/24		Good-Tenant
	644 C	2 Bed	Occupied		700/300	April Lopez/Danie	09/01/18		Good-Tenant
	644 D	2 Bed	Occupied		900/340	Huynh Linh	04/01/06		Good-Tenant
KENTUCKY	11 UNITS								

	500	2 Bed	Occupied		700/0	Eulalio Rangel & L	11/01/21		Evict
	500 A	1 Bed	Occupied		770/770	Santiago Maes	05/01/21		Good-Tenant
	500 B	1 Bed	Occupied		585/250	Richard Harper	02/01/11		Good-Tenant
	504	1 Bed	Occupied		600/600	Alice Pineda	03/27/19		Good-Tenant
	504 A	1 Bed	Occupied		707/350	Mary Jane Aragon	02/01/19		Good-Tenant
	504 B	1 Bed	Occupied		750/750	Tom Gruber	08/12/22		Evict
	508 B	1 Bed	Occupied		711/711	Haley Lynn Merke	12/06/19		Evict
	508 A	1 Bed	Occupied		707/682	Kevin Gallagher	02/01/19		Good-Tenant
	508	1 Bed	Occupied		770/250	Wilbur Williams	06/01/07		Good-Tenant
	512	1 Bed		Vacant	0			Make-Ready	
	512 A	2 Bed	Occupied		775/650	Lynn Dahlson	11/01/19		Good-Tenant
	67 Units Total								
	47 - 1 Bed								
	20 - 2 Bed								

Property	Units	Mix	SF	Year Built	Price	Current Monthly Income	Annual Monthly Income
433, 435, 437 Alcazar St SE	20	8×1BR / 12×2BR	11,088	1960	\$1,097,394	\$8,831	\$105,972
500 Kentucky St SE	11	9×1BR / 2×2BR	9,673	1963	\$617,284	\$6,306	\$75,660
7900 Bell Ave SE	24	24×1BR	24,480	1976	\$1,247,839	Vacant	
636-644 Grove St SE	12	6×1BR / 6×2BR	9,408	1964	\$723,283	\$7,397	\$88,764
Stabalized Market Rents (Pro Forma)							
8 × \$800 (1-bed) = \$8,400/mo							
12 × \$1,200 (2-bed) = \$14,400/mo							
433, 435, 437 Alcazar St SE	Current Operations		Pro Forma		Cap Rate	NOI	Estimated Value
	Gross Scheduled Income	\$105,972	Gross Scheduled Income	\$240,600	7.00%	\$154,128	\$2,201,829
	Less Vacancy (30%)	\$31,791.60	Less Vacancy (5%)	\$12,480	7.50%	\$154,128	\$2,055,040
	Effective Gross Income	\$74,180.40	Effective Gross Income	\$237,120	8.00%	\$154,128	\$1,926,600
	Operating Expenses (35%)	\$25,963.14	Operating Expenses (35%)	\$82,992			
	Net Operating Income	\$48,217.26	Net Operating Income	\$154,128			

500 Kentucky St SE	Current Operations		Pro Forma Operations		Cap Rate	NOI	Estimated Value
	Gross Scheduled Income	\$75,660	Gross Scheduled Income	\$115,200	7.00%	\$71,136	\$1,016,228
	Less Vacancy (5%)	\$3,783	Less Vacancy (5%)	\$5,760	7.50%	\$71,136	\$948,480
	Effective Gross Income	\$71,877	Effective Gross Income	\$109,440	8.00%	\$71,136	\$889,200
	Operating Expenses (35%)	\$25,157	Operating Expenses (35%)	\$38,304			
	Net Operating Income	\$46,720	Net Operating Income	\$71,136			
7900 Bell Ave SE	Current Operations		Pro Forma Operations	\$800p/unit	Cap Rate	NOI	Estimated Value
	Vacant		Gross Scheduled Income	\$230,400	7.00%	\$142,272	\$2,032,457.14
	Condition	Needs \$150,000–\$200,000 of work due to inspection, ADAPT CPTED improvements	Less Vacancy (5%)	\$11,520	7.50%	\$142,272	\$1,896,960
			Effective Gross Income	\$218,880			
			Operating Expenses (35%)	\$76,608			
			Net Operating Income	\$142,272			

636-644 Grove St SE	Current Operations		Pro Forma Operations		Cap Rate	NOI	Estimated Value
	Gross Scheduled Income	\$88,764	Gross Scheduled Income	\$144,000	7.00%	\$88,920	\$1,270,285.71
	Less Vacancy (5%)	\$4,438	Less Vacancy (5%)	\$7,200	7.50%	\$88,920	\$1,185,600
	Effective Gross Income	\$84,326	Effective Gross Income	\$136,800	8.00%	\$88,920	\$1,111,500
	Operating Expenses (35%)	\$29,514	Operating Expenses (35%)	\$47,880			
	Net Operating Income	\$54,812	Net Operating Income	\$88,920			
Total Value at 7% Cap Rate							
\$6,520,799.85							
Asking Price-AS IS							
\$3,995,000							