

ANNUAL PROPERTY OPERATING DATA (APOD)

501 & 505 Mesilla St SE, Albuquerque, NM | 6 Units | +/- 4,248 SF | Two Triplexes | Self-Managed

INVESTMENT SUMMARY	CURRENT	STABILIZED PRO FORMA
Asking Price	\$560,000.00	\$560,000.00
Monthly Scheduled Rent	\$6,154.00	\$7,485.00
Annual Scheduled Rent	\$73,848.00	\$89,820.00
NOI	\$58,306.80	\$67,093.20

UNIT	SF	TYPE	CURRENT RENT	LEASE STATUS
501 A	571	1BR/1BA	\$1,206.00/mo	Month-to-Month
501 B	571	1BR/1BA	\$1,042.00/mo	Month-to-Month
501 C	833	2BR/1BA	\$1,331.00/mo	Month-to-Month
505 A	704	2BR/1BA	\$1,331.00/mo	Month-to-Month
505 B	759	2BR/1BA	\$1,244.00/mo	Month-to-Month
505 C	810	2BR/1BA	Vacant	Vacant
TOTAL			\$6,154.00/mo	5 Occupied / 1 Vacant

ANNUAL OPERATING STATEMENT	CURRENT / ANNUALIZED	STABILIZED PRO FORMA
Gross Scheduled Rent	\$73,848.00	\$89,820.00
Vacancy / Credit Loss	\$0.00*	\$4,491.00
Effective Gross Income	\$73,848.00	\$85,329.00
OPERATING EXPENSES		
Property Taxes	\$2,735.54	\$2,735.54
Property Insurance	\$2,799.05	\$2,799.05
Gas & Electric	\$5,782.71	\$5,782.71
Water / Sewer / Solid Waste	\$3,475.73	\$3,475.73
Repairs & Maintenance	\$602.88	\$602.88
Pest Control / Professional Fees	\$145.29	\$145.29
Management	\$0.00 - Self Managed	\$0.00 - Self Managed
Replacement Reserve	\$0.00	\$2,694.60
TOTAL OPERATING EXPENSES	\$15,541.20	\$22,726.80
NET OPERATING INCOME (NOI)	\$58,306.80	\$67,093.20

Underwriting Notes: Current rents total \$6,154/month for five occupied units; vacant 2BR/1BA is underwritten at \$1,331/month. Occupied units are month-to-month. Pro forma assumes 5% vacancy/credit loss and 3% replacement reserve. Management is \$0 (self-managed). Debt service, mortgage interest, depreciation and concrete/subcontractor expense are excluded from NOI. Buyer to independently verify all figures.