

# APOD

Financial Overview For:

As of 12/29/25 Prepared by

Coldwell Banker

Address	Units	Specs	List Price	Actual Rents	Market Rents	Property Tax	Vacancy	Sq Ft
1015 Marron		11 11 2/1	\$1,100,000.00	See rent roll	See rent roll			See rent roll
1019 Marron		13 13 2/1	\$1,300,000.00					
1007 Marron		15 15 2/1	\$1,500,000.00					
1011 Marron		15 15 2/1	\$1,500,000.00					
9409 Marron		4 4 2/1	\$400,000.00					
9405 Marron		4 4 2/1	\$400,000.00					
1001 Marron		32 32 1/1	\$3,200,000.00					
8601 Jaffa		4 4 1/1	\$400,000.00					
12820 Skyline		4 4 2/1	\$400,000.00					
8612 Jaffa		15 15 2/1	\$1,500,000.00					
8600 Jaffa		6 6 3/1	\$600,000.00					
Office	1	2/1						
One Beds		36 1/1						
Two Beds		82 2/1						
Three beds		6 3/1						
Totals	124		\$12,400,000.00	\$1,002,000.00	\$1,653,600.00	\$64,000.00	26%	78490

## Annual Income

Expenses (Annual)	2025 actual
Cleaning and maint	\$66,500.00
Insurance	\$100,000.00
Legal and prof fees	
Repairs	\$18,000.00
Supplies	\$3,844.55
Utilities	\$120,000.00
Other Expenses	
Real Estate Taxes	\$64,000.00
Total Operating Expenses	\$372,344.55

Benchmarks		Net operating income	\$629,655.45
Offering price	\$12,400,000.00		
		Potential annual Market Income	\$1,653,600.00
Vacancy rate	26%	Cap rate	5.08%
Square feet	78490	Potential cap at market	10.33%
\$/sf	\$156.70		
\$/unit	\$100,000.00		

Total Potential Market Operating Income	\$1,281,255.45
Net operating Income	\$629,655.45



