

Property Address: 2201 Griffiths Ave

Unit	Bed/Bath	Monthly Rent	Lease Expiration
#1	1BD/1BA	\$1,000	02/01/2027
#2	3BD/1BA	\$1,277	2/14/2027
#3	1BD/1BA	\$1,000	11/1/2027
#4	2BD/1BA	\$1,250	05/01/2027

TOTAL MONTHLY INCOME		\$4,527	
GROSS ANNUAL INCOME		\$54,324	
ANNUAL TAX		\$1,400	
ANNUAL INSURANCE		\$1,700	
ANNUAL OPERATING EXPENSE/UTILITY		\$8,180	
GROSS ANNUAL INCOME		\$54,324	
GROSS ANNUAL EXPENSE		\$11,280	
NET OPERATING INCOME (ANNUAL)		\$43,044	

SALES PRICE		\$319,900	
CURRENT CAP RATE		13.5%	
PROFESSIONALLY MANAGED CAP RATE		12.00%	