**Trailing 12 Months + 3 Future Months**
**As of April 2026**

**2201 Griffiths Ave, 40212**

| | May-25 | Jun-25 | Jul-25 | Aug-25 | Sept-25 | Oct-25 | Nov-25 | Dec-25 | Jan-26 | Feb-26 | Mar-26 | Apr-26 | May-26 | Jun-26 | Jul-26 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Income** | | | | | | | | | | | | | | | |
| Rental Income | $4,177 | $4,177 | $4,177 | $4,177 | $4,177 | $4,177 | $2,977 | $2,977 | $4,252 | $4,351 | $4,351 | $4,351 | $4,351 | $4,351 | $4,527 |
| Vacancy (# of units) | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | | | | | | | | | | |
| Late Fee Income (All Sec 8, no late pays) | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| | | | | | | | | | | | | | | | |
| **Total Income** | **$4,177** | **$4,177** | **$4,177** | **$4,177** | **$4,177** | **$4,177** | **$2,977** | **$2,977** | **$4,252** | **$4,351** | **$4,351** | **$4,351** | **$4,351** | **$4,351** | **$4,527** |
| | | | | | | | | | | | | | | | |
| **Expenses** | | | | | | | | | | | | | | | |
| Real Estate Taxes | $120 | $120 | $120 | $120 | $120 | $120 | $120 | $120 | $120 | $120 | $120 | $120 | $120 | $120 | $120 |
| Insurance | $140 | $140 | $140 | $140 | $140 | $140 | $140 | $140 | $140 | $140 | $140 | $140 | $140 | $140 | $140 |
| Water and Sewer | $180 | $180 | $180 | $180 | $180 | $180 | $180 | $180 | $180 | $180 | $180 | $180 | $180 | $180 | $180 |
| Building LGE | $300 | $300 | $300 | $300 | $300 | $300 | $400 | $500 | $500 | $400 | $300 | $300 | $300 | $300 | $300 |
| Bldg Maint and Repair | $200 | $200 | $200 | $200 | $200 | $200 | $200 | $200 | $200 | $200 | $200 | $200 | $200 | $200 | $200 |
| Gardening and Landscape (No Yard) | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| | | | | | | | | | | | | | | | |
| **Total Expenses** | **$940** | **$940** | **$940** | **$940** | **$940** | **$940** | **$1,040** | **$1,140** | **$1,140** | **$1,040** | **$940** | **$940** | **$940** | **$940** | **$940** |
| | | | | | | | | | | | | | | | |
| **NOI** | **$3,237** | **$3,237** | **$3,237** | **$3,237** | **$3,237** | **$3,237** | **$1,937** | **$1,837** | **$3,112** | **$3,311** | **$3,411** | **$3,411** | **$3,411** | **$3,411** | **$3,587** |

| | |
|---|---|
| **Annual NOI (Proforma)** | **$43,044** |
| **Sale Price** | **$319,900** |
| **Self Managed Cap Rate** | **13.5%** |
| **Professionally Managed Cap Rate** | **12.00%** |