

PORTFOLIO OVERVIEW

Rent Roll & Unit Mix

The offering consists of four detached four-plex buildings (16 total units) located at 2808–2822 along the same block. The portfolio is being offered at \$1,100,000 (\$68,750/unit). Of the 16 units, 12 are currently occupied and 4 are vacant — one recent turn at 2808B and three units at 2820/2822 available at market rent, representing a clear lease-up opportunity for a new owner.

Building	Unit	Monthly Rent	Status
2808/2810	2808 A	\$1,236	Occupied
2808/2810	2808 B	\$1,236	Vacant – just turned
2808/2810	2810 A	\$1,149	Occupied
2808/2810	2810 B	\$1,019	Occupied
2812/2814	2812 A	\$1,236	Occupied
2812/2814	2812 B	\$1,236	Occupied
2812/2814	2814 A	\$1,113	Occupied
2812/2814	2814 B	\$1,149	Occupied
2816/2818	2816 A	\$1,113	Occupied
2816/2818	2816 B	\$1,113	Occupied
2816/2818	2818 A	\$1,149	Occupied
2816/2818	2818 B	\$1,149	Occupied
2820/2822	2820 A	\$1,113	Vacant – market rent
2820/2822	2820 B	\$1,113	Vacant – market rent
2820/2822	2822 A	\$1,113	Vacant – market rent
2820/2822	2822 B	\$1,113	Occupied
TOTAL (GPR)		\$18,350	

Gross Potential Rent: \$18,350/mo | \$220,200/yr • Current Collected Rent: \$13,775/mo | \$165,300/yr • Actual Vacancy Loss: \$54,900/yr

FINANCIAL ANALYSIS

Operating Statement

Reflects current in-place operations at an 8% underwritten vacancy factor. Expenses include water, gas, property taxes, insurance, repairs & maintenance, and an 8% management fee.

	Current (As-Is)
Gross Potential Rent	\$220,200
Vacancy Loss (8%)	(\$17,616)
Effective Gross Income	\$202,584
Water (4 bldgs @ \$120/mo)	(\$5,760)
Gas (4 bldgs @ \$80/mo)	(\$3,840)
Property Taxes (annual)	(\$6,557)
Insurance (annual)	(\$18,312)
Repairs / Maintenance (est. \$1.25/sf)	(\$16,500)
Management Fee (8% of EGI)	(\$16,207)
Total Operating Expenses	(\$67,176)
NET OPERATING INCOME	\$135,408
Cap Rate on Asking Price (\$1,100,000)	12.31%

FINANCING ASSUMPTIONS

Debt Structure & Cash Flow Analysis

Financing Assumptions	
Purchase Price	\$1,100,000
Down Payment (25%)	\$275,000
Loan Amount (75%)	\$825,000
Interest Rate	6.50%
Amortization	30 Years
Monthly Principal & Interest	\$5,214.56
Annual Debt Service	\$62,574.73

Cash Flow Analysis	Current
Net Operating Income	\$135,408
Annual Debt Service	(\$62,574.73)
CASH FLOW BEFORE TAX	\$72,833.55
Cash-on-Cash Return	26.48%
Debt Service Coverage Ratio	2.16x
Cap Rate	12.31%

At the \$1,100,000 asking price with 25% down (\$275,000) financed at 6.5% over 30 years, the property produces a \$72,833.55 annual cash flow before tax, a 26.48% cash-on-cash return, and a 2.16x debt service coverage ratio — comfortably above typical lender minimums.



Commercial Insurance Proposal

Lloyd's of London - Vave
Rated A+ (Superior) by AM Best

\$ 18,312

Total Premium

Premium, Taxes and Fees

Property Premium	\$16,560.64
E&S Policy Fee *	\$500.00
Inspection Fee *	\$375.00
Surplus Lines Premium Tax	\$845.63
Surplus Line Service Fee	\$30.51
Total Premium	\$18,311.78

* Indicates fees fully earned upon binding

This policy contains a Minimum Earned Premium provision of up to 25% †

Occupancy

Probable Effective Date	07/23/2026
Lessor's Risk?	Yes
Occupancy Type	Two Family Dwellings

Additional Coverages - Property

Quote Created On

7/9/2026

Quote Valid Through

8/12/2026

Producer

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