

Rent Roll & Property Financial Summary

Property Rent Roll

Unit	Monthly Rent	Status
Unit 1	\$750	Occupied
Unit 2	\$750	Occupied
Unit 3	\$750	Occupied
Unit 4	\$750	Occupied
Unit 5	\$750	Occupied
Unit 6	\$800	Occupied – Pet Rent Included
Unit 7	\$800	Occupied – Pet Rent Included
Unit 8	\$800	Occupied – Pet Rent Included

Rental Income Summary

- **Total Units:** 8
- **Occupancy:** 100% Occupied
- **Total Monthly Gross Rental Income:** \$6,000
- **Total Annual Gross Rental Income:** \$72,000

Owner-Paid Operating Expenses

Expense	Monthly	Annual
Water	\$400	\$4,800
Natural Gas (Boilers Only)	\$85	\$1,020
Exterior Lighting (Electric)	\$20	\$240
Lawn Maintenance (Every 2 Weeks)	Approximately \$100	\$1,200
Property Insurance	—	\$5,500
Property Taxes	—	\$11,000

Total Annual Operating Expenses: \$23,760

Estimated Net Operating Income (NOI)

Description	Annual
Gross Rental Income	\$72,000
Less Operating Expenses	(\$23,760)
Estimated Net Operating Income (NOI)	\$48,240

Additional Property Information

- Eight-unit apartment property with **100% occupancy**.
- Three units currently generate an additional **\$50 per month in pet rent**.
- Owner currently pays **water, gas (boilers only), exterior lighting, lawn maintenance, property insurance, and property taxes**.
- The gas lines serving the individual apartment units have been capped. A future owner may elect to reconnect gas service to the individual units, subject to verification of the existing system and any required inspections, permits, and utility provider requirements.