

Duplex Income Summary

Fully occupied duplex with two 1-bedroom / 1-bath units on a corner lot.

PRICE ANALYZED

\$180,000

\$1,650

MONTHLY GROSS RENT

\$19,800

ANNUAL GROSS RENT

\$11,900

NOI AFTER STATED
EXPENSES

6.61%

CAP RATE AT \$180,000

**Two occupied units produce \$19,800
per year**

\$825

UNIT 1 / MONTH

+

\$825

UNIT 2 / MONTH

**\$1,650 monthly gross rent x 12 months = \$19,800
annual gross rent.**

Stated expenses leave \$11,900

Annual gross rent	\$19,800
Insurance	-\$3,600
Property taxes	-\$3,700
Lawn care	-\$600
Total stated expenses	-\$7,900
NOI after stated expenses	\$11,900
Cap rate at \$180,000	6.61%

Utility separation and property features strengthen the offering

1,044 sq. ft. total Two 522 sq. ft. units; each has 1 bedroom and 1 bath.	Separately metered Individual water, electric, and gas meters.	New roof in 2020 A major property improvement reported by the owner.
Corner lot + extra lot Potential RV or small mobile-home parking; verify intended use.	Covered parking Plus privacy-fenced side yards for both units.	No HOA; no zoning Owner-reported. Buyer should verify applicable restrictions.
Heating and cooling Two combination window units in each apartment; no central system.	Kitchen finishes Granite countertops, like-new cabinets, and garbage disposals in both units.	Ceiling fans Installed in the family room and bedroom of each apartment.
Interior details Faux-wood blinds in both units; new tub and surround in Unit 1.	Occupied income Both apartments are currently rented at \$825 per month.	Price benchmarks \$90,000 per unit and \$172.41 per sq. ft. at \$180,000.

No extra-lot income is assumed.

The analysis uses only the two existing apartment rents. Any RV or mobile-home parking income would be additional and requires buyer verification.

NOI is based only on stated expenses.

The \$11,900 figure deducts insurance, taxes, and lawn care. It does not deduct vacancy, repairs, capital reserves, management, or any other unlisted expense.