

9501 W. Peoria Ave**Peoria, AZ 85345****AS OF 6/1/24****2024 INCOME/EXPENSES**

<u>Unit</u>	<u>App. SF</u>	<u>Monthly Rents</u>	<u>Average Rent/SF/Annual</u>	<u>Total Annually</u>
(9) Units Total	16,120	\$ 17,987.00	\$13.00	\$ 215,844.00
(5) NNN & (4)GROSS				
Totals		\$17,987		\$ 215,844.00

Gross Potential Income	\$ 215,844.00
Less Vacancy Allowance (5%)	\$ -
Effective Gross Monthly Income	
Effective Gross Annual Income	\$ -

EXPENSES

Taxes	\$ 7,500.00
Insurance++	\$ 3,000.00
Fuel	
Management+++	
Maintenance & Repairs	\$ 950.00
Fire Protection services	60
Administrative	
Marketing	
Trash/Sewer/water shared and CAM	City 3,905
Utilities	\$ 1,200.00
Landscape	1,390
Janitorial and supplies	
Total Operating Expenses	\$ 18,005.00

Net Operating Income	\$ 197,839.00
Capital Expenses	
Annual Cash Flow	
Debt Service	
Sale Price	\$ 2,950,000.00
CAP Rate %	6.71%