

## MARKETING INFO AND LEASE VALUES

ADDRESS	SQFT	SIZE	MARKET VALUE	current rent	proposed	YR	NOTES
601 28th Ave S	580.00	1BED1BATH	900-1000	\$720	\$720	1975	CENTRAL H&A
603 28th Ave S	580.00	1BED1BATH	900-1000	\$0	\$950	1975	CENTRAL H&A
691 W Harbor Dr S-L	750.00	2BED 1 BATH	925-1000	\$825	\$925	1960	TILE/LAM FLR/CARPOR/BALCONY / WATER INC / CENTRAL head
691 W Harbor Dr S-U	750.00	2BED 1 BATH	925-1000	\$825	\$1,000	1960	
757 18th Ave S	1100.00	3BED 2BATH	1200-1275	\$1,195	\$1,250	1970	CENTRAL H&A
781 38th Ave S	900.00	3BED 1 BATH	1150-1225	\$1,100	\$1,150	1960	CENTRAL H&A
1535 Scranton St S	991.00	3 BED 1 BATH	1150-1200	\$925	\$1,150	1971	CENTRAL H&A
1830 48th St S	700.00	2 BED 1 BATH	925-1000	\$875	\$925	1950	CENTRAL H&A / LAUNDRY AREA W HOOKUPS
1826 48th St S	900.00	3 BED 1 BATH	1175 - 1275	\$1,075	\$1,175	1950	CENTRAL H&A / FENCED YARD
1830 1/2 48th St S	800.00	2 BED 1 BATH	925-1000	\$0	\$975	1960	CENTRAL H&A / FENCED YARD/ LAM FLOORS
1904 35TH St S	800.00	2BED 1 BATH	925-1000	\$825	\$925	1960	CENTRAL H&A/ CARPORT, LAM FLOORS, WD HOOKUPS/ FENCED YARD
2032 22nd Ave S	1391.00	4BED 2 BATH	1250-1325	\$1,295	\$1,295	1951	CENTRAL H&A (PUBLIC RECORD SHOWS 4/2/ ZILLOW SHOWS HALF BATH)
2421 Oakdale St S	768.00	2 BED 1 BATH	925-1000	\$1,200	\$1,200	1952	central everything
2490 Quebec Ave S	870.00	3 bed 1 bath	1175 - 1275	\$1,075	\$1,200	1953	central everything
2550 10th Ave S	1180.00	3 bed 1.5	1175 - 1275	\$1,075	\$1,200	1947	central everything, corner unit w covered balcony/ WD hookups, Mango Tree
3645 6th St S	1070.00	3 BED 1 BATH	1175 - 1275	\$0	\$1,150	1948	
4567 20th Ave S	1070.00	3BED 2 BATH	1200-1250	\$1,048	\$1,250	2000	

monthly \$14,058 \$18,440

annually \$168,696 \$221,280

Units	17	Gross Potential Rents	\$210,000	Financed Price	\$1,725,000
Rent per unit		Economic loss - Vacancy, Loss to Lease	\$10,000	Financed Amount (Mortgage)	\$1,293,750
Vacancy	0%	Net Rental Income	\$200,000	Cash Down Payment	\$431,250
Property Mgt Fee	0%	Other income	\$0	Closing Costs	
		Total Operating Income	\$200,000	Total Cash Investment	\$431,250
Purchase Price	\$1,725,000				
Entry Cap Rate	8.02%	Operating Expenses			
		Marketing / Advertising	\$200	LTV Ratio	75%
Market Cap Rate	7%	Insurance	\$22,000	Monthly Mortgage Paymer	\$7,346
Market Valuation	\$1,975,714.29	Property Taxes	\$18,000	Annual Mortgage Expense	\$88,149
Equity	\$250,714	Maintenance and Repairs	\$5,000	Annual Mortgage Rate	5.50%
		Utilities	\$1,500	Length of Loan (in years)	30
Cash on Cash return	11.63%	Property Mgt Fee	\$15,000		
		Total Operating Expenses	\$61,700		
		Net Operating Income	\$138,300		

Debt Service - Mortgage (P and I)	\$88,149	Property Just Value	\$1,000,000
Capital Expenses/Improvements	\$0	Assessed/Taxable Value	\$950,000
Non-Operating Income		Ad Valorem Taxes	\$15,297
Non-Operating Expenses		Non-Ad Valorem - fire/resc	\$2,075
Total Non Operating Costs	\$88,149	Non-Ad Valorem other	\$381
Net Cash Flow	\$50,151	Property Taxes	\$17,753

water - 2 units x  
 200/m  
 1200/m  
 30.9%  
 rates  
 16.102 total millage  
 storm water utility