

3811 111 St Rent Roll & Expenses (2026)

Rent Unit #/Lease	Bedroom/Bath/parking	Amount \$/Month
1F	1/1	1,700
1R	2/1	2,000
2F	3/2/1	2,170
2R	3/2	2,600
3F	3/2/1	2,700
3R	3/2/1	2,200
Total:		13,370 /Month
***Total Income:		160,440/Year
Property Tax		1,380
Insurance		5,000
Electric and Gas		6,000
Water		8,400
***Total Expenses		20,780/Year
***Net Income		139,660/Year

***Net Income \$139,660/Asking Price \$2,550,000=

CAP Rate 5.48%

*** All information deemed reliable but not guaranteed, purchasers shall re-verify all info independently.